



The Real Estate ANALYST

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Editor

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A concise easily digested periodic analysis based upon scientific research in real estate fundamentals and trends...Constantly measuring and reporting the basic economic factors responsible for changes in trends and values...Current Studies...Surveys...Forecasts
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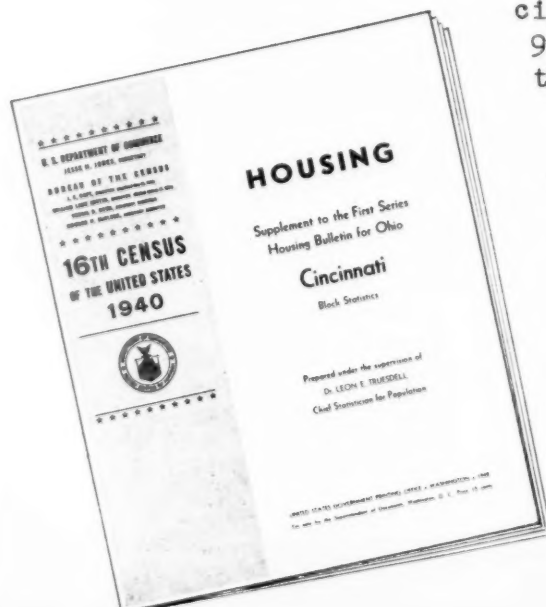
AN INVALUABLE AID IN MORTGAGE LENDING

A mortgage lender or a real estate operator who does not frequently use the housing statistics now available from the Bureau of the Census, showing certain significant housing data by individual city blocks, is neglecting the greatest tool ever made available by any Government agency.

It was largely through the insistence of the FHA that block by block figures were necessary in determining lending policies in any city that it was finally decided to make them available.

It has been a tremendous tabulating job. Started in the early summer of 1940, it is now completed for all except the very largest cities, and they too will be in print very shortly. When it is realized that the average large city may have from five to twenty thousand blocks, the delay in publication is easily understood.

Every city which in 1930 had more than 50,000 population is being tabulated in this way. The 191 cities are listed at the bottom of page 244. The city booklets can be purchased from the Superintendent of Documents, Government Printing Office, Washington, D. C. The price for medium-sized cities is 10¢; the larger cities are a few cents more. In order to show the nature and the title of a typical booklet, the one for Cincinnati is printed to the left. The original is 9 x 11½ inches and contains complete maps of the area covered.



Why are these booklets so valuable from the real estate viewpoint? Because they print in one line for each block all of the most significant housing facts collected by the Census. What are these facts?

- (1) The number of structures in the block.
- (2) The number of dwelling units in the block.
- (3) Dwelling units are classified as owner occupied; tenant occupied; vacant at the time of the Census, for sale or rent; and vacant, not for sale or rent.

(4) All dwelling units are classified as built since 1930, from 1920 to 1930, from 1900 to 1920, and prior to 1900.

(5) The number of dwelling units occupied by nonwhite, that is, by persons of Negro, Indian, Chinese, Japanese, Filipino, Hindu, Korean, and other nonwhite races and persons of mixed white and nonwhite parentage.

(6) The number of dwelling units that are overcrowded, that is, having more than one and one-half persons per room.

(7) The number of dwelling units needing major repairs.

(8) The number of dwelling units lacking private bath.

(9) Mortgage status. All dwelling units owner occupied in structures without business and containing not more than four dwelling units are classified as mortgaged if they are encumbered with a mortgage, a deed of trust, or a land contract.

(10) Contract or estimated rent. The average monthly rent or rental value of all dwelling units in each block is obtained by dividing the total amount of rent or estimated rental value reported by the number of dwelling units for which those items were reported.

Let us look at the actual application of these ten factors to various real estate problems. How can they help us make safe loans?

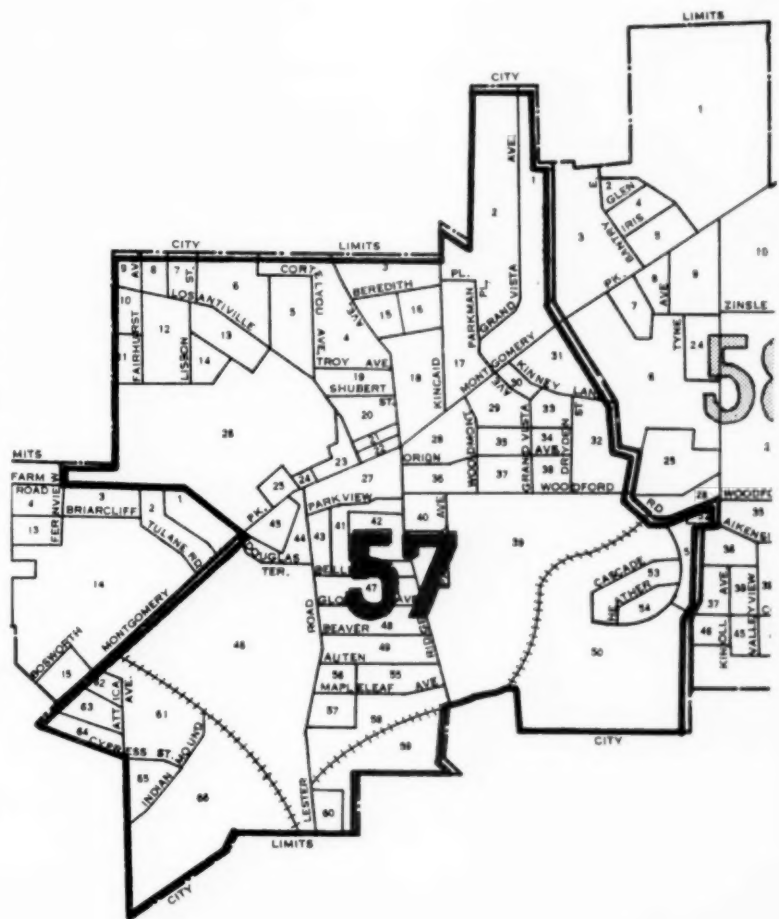
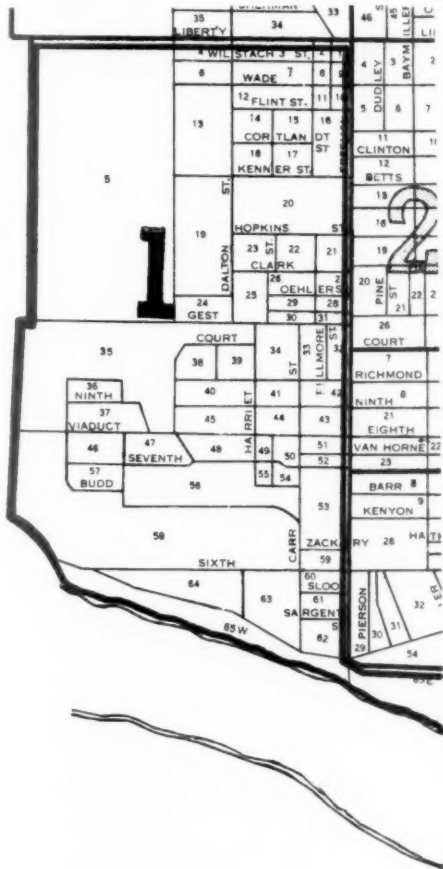
The city which we are considering may have a color problem. Infiltration of Negroes into certain white neighborhoods will reduce property values, at least during the period of transition. From the block statistics it will be possible to determine the number of dwelling units in the entire surrounding neighborhood which are occupied by colored. Better still, if this is a problem in your city, color a map with crayon, shading in red all blocks with 50% or more of the dwelling units occupied by colored; in orange all blocks 25% to 49% colored; in yellow all blocks 5% to 24% colored. Do not worry about a figure of less than five percent as it will be found that many of the very best white districts show some colored, generally servants living above garages or janitors of large apartments having living quarters in the basement. When the map is finished it will show the Negro district in red shading off into orange and yellow as the infiltration decreases. Generally the direction in which the area is spreading will be easily discernible from the map. This map can now be used to answer the question of the probability of early infiltration into any block in the city.

In a similar way maps can be prepared for each of the other ten factors. A particularly valuable map can be made from the figures showing average rents or rental values in the block. This single dollar figure for each block represents an average of the rent or rental value (if owner occupied) of every dwelling unit in the block. If a map is colored with the colors of the spectrum,* with the red representing high values and the violet indicating low values, it will be seen at a glance how values shift from block to block. A

* The colors of the spectrum are red, orange, yellow, green, blue, violet; they should always be used in that order on maps and charts.

(Continued on Page 244)

Table 3.—CHARACTERISTICS OF HOUSING FOR CENSUS TRACTS BY BLOCKS: 1940

[illegible]

good block entirely surrounded by poor blocks will not hold its value long and should be avoided. On the other hand, a large area of any quality has a tendency to change more slowly.

Maps showing overcrowding, lack of private bath, need of major repairs, percentage of dwelling units owner occupied and units owned free and clear, can all be used to determine the relative value of different blocks.

On page 243 we have reproduced several sections from the Cincinnati booklet together with the sections of the map (outlined in red) which show the blocks described.

It will be noticed that the character of the blocks in the first tract is totally different from that in the other tract. Census Tract 1 is in an old section of the city; Census Tract 57 is in a newer section near the city limits. While these two tracts show extremes, a comparison of the blocks given in each will demonstrate the value of the material found in the surveys.

Although the total number of structures is greater in Tract 57 than in Tract 1, there are fewer dwelling units -- the majority of the structures in Tract 57 being single family dwellings. In Tract 1, most of the units are tenant occupied while most of the units in Tract 57 are occupied by the owner. Vacancy is greater in Tract 1. Most of the structures in Tract 1 were built before 1899, while the majority in Tract 57 have been built since 1920, and a fourth of them built since 1930.

(Continued on Page 252)

CITIES FOR WHICH BLOCK FIGURES WILL BE AVAILABLE

Akron	Davenport, Ia.	Irvington, N. J.	New Orleans	San Francisco
Albany	Dayton, Ohio	Jackson, Mich.	New Rochelle, N. Y.	San Jose, Calif.
Allentown, Pa.	Dearborn, Mich.	Jacksonville, Fla.	Newton, Mass.	Savannah, Ga.
Altoona, Pa.	Decatur, Ill.	Jersey City	New York	Schenectady
Asheville, N. C.	Denver	Johnstown, Pa.	Niagara Falls, N. Y.	Scranton
Atlanta	Des Moines	Kalamazoo, Mich.	Norfolk, Va.	Seattle
Atlantic City	Detroit	Kansas City, Kans.	Oakland, Calif.	Shreveport
Augusta, Ga.	Duluth	Kansas City, Mo.	Oak Park, Ill.	Sioux City, Ia.
Austin, Texas	Durham, N. C.	Kenosha, Wis.	Oklahoma City	Somerville, Mass.
Baltimore	East Chicago, Ind.	Knoxville, Tenn.	Omaha	South Bend, Ind.
Bayonne, N. J.	East Orange, N. J.	Lakewood, Ohio	Pasadena	Spokane
Beaumont, Texas	East St. Louis, Ill.	Lancaster, Pa.	Passaic, N. J.	Springfield, Ill.
Berkeley, Calif.	Elizabeth, N. J.	Lansing, Mich.	Paterson, N. J.	Springfield, Mass.
Bethlehem, Pa.	El Paso	Lawrence, Mass.	Pawtucket, R. I.	Springfield, Mo.
Binghamton, N. Y.	Erie, Pa.	Lincoln, Neb.	Peoria, Ill.	Springfield, Ohio
Birmingham	Evanston, Ill.	Little Rock, Ark.	Philadelphia	Syracuse
Boston	Evansville, Ind.	Long Beach	Pittsburgh	Tacoma
Bridgeport, Conn.	Fall River, Mass.	Los Angeles	Pontiac, Mich.	Tampa
Brockton, Mass.	Flint	Louisville	Port Arthur, Texas	Terre Haute, Ind.
Buffalo	Fort Wayne	Lowell, Mass.	Portland, Me.	Toledo, Ohio
Cambridge, Mass.	Fort Worth	Lynn, Mass.	Portland, Oreg.	Topeka, Kans.
Camden, N. J.	Fresno, Calif.	Macon, Ga.	Providence, R. I.	Trenton, N. J.
Canton, Ohio	Galveston	Madison, Wis.	Pueblo, Colo.	Troy, N. Y.
Cedar Rapids, Ia.	Gary, Ind.	Malden, Mass.	Quincy, Mass.	Tulsa
Charleston, S. C.	Glendale, Calif.	Manchester, N. H.	Racine, Wis.	Union City, N. J.
Charleston, W. Va.	Grand Rapids, Mich.	McKeesport, Pa.	Reading, Pa.	Utica, N. Y.
Charlotte, N. C.	Greensboro, N. C.	Medford, Mass.	Richmond, Va.	Waco, Texas
Chattanooga, Tenn.	Hamilton, Ohio	Memphis	Roanoke, Va.	Washington, D. C.
Chester, Pa.	Hammond, Ind.	Miami	Rochester, N. Y.	Waterbury, Conn.
Chicago	Hamtramck, Mich.	Milwaukee	Rockford, Ill.	Wheeling, W. Va.
Cicero, Ill.	Harrisburg, Pa.	Minneapolis	Sacramento	Wichita, Kans.
Cincinnati	Hartford, Conn.	Mobile, Ala.	Saginaw, Mich.	Wilkes-Barre, Pa.
Cleveland	Highland Park, Mich.	Montgomery, Ala.	St. Joseph, Mo.	Wilmington, Del.
Cleveland Heights	Hoboken, N. J.	Mount Vernon, N. Y.	St. Louis	Winston-Salem
Columbia, S. C.	Holyoke, Mass.	Nashville, Tenn.	St. Paul, Minn.	Worcester, Mass.
Columbus, Ohio	Houston	Newark, N. J.	Salt Lake City	Yonkers, N. Y.
Covington, Ky.	Huntington, W. Va.	New Bedford, Mass.	San Antonio	York, Pa.
Dallas	Indianapolis	New Britain, Conn.	San Diego	Youngstown, Ohio
		New Haven, Conn.		

ADDITIONAL DWELLING UNITS SECURED THROUGH CONVERSIONS

RESTRICTIONS on building and the shortage of critical building materials have made the housing problem severe, especially in defense areas. New war industries and the enlargement of existing ones have increased the number of persons employed in these areas, and the problem of housing them must be faced. It has been pointed out that the need of materials for the war effort is a total problem. While care must be exercised in the use of critical materials, housing cannot be cut off without a cut in production due to a lack of workers.

Though priorities for new building may be secured in defense areas, means of meeting the housing problem other than new building must be found, and one of the solutions is conversion of existing buildings to multiple dwellings. Some of the advantages of conversion over new building are that fewer materials are used and that time, which is important, is saved.

The National Housing Agency has estimated that within the next year there will be a need for housing 1,600,000 in-migrants -- war workers coming into defense areas to take jobs -- which will call for 1,320,000 dwelling units. Of this amount 260,000 units are scheduled to be secured through remodeling. The Federal Housing Administration is encouraging increased activity in financing remodeling and improvements of existing homes to make space available for war workers.

Not only may large single family dwelling units be converted into several units, but it has also been suggested that vacant stores, warehouses, etc., may well be transformed into temporary housing units. The location of many of these properties is very favorable from the standpoint of mass transportation facilities.

On pages 246 to 251 and 253 are shown the number of dwelling units added by conversion per month per 10,000 families for the period from January 1940 to June 1942 in 141 defense housing areas. The number of conversions are given on each individual chart by six month periods. The figures are based on special defense housing surveys which were recently released by the Bureau of Labor Statistics.

The large figure in the upper right hand corner of each chart gives the percentage of conversions to the total increase in dwelling units in that area over the entire period from January 1940 to June 1942.

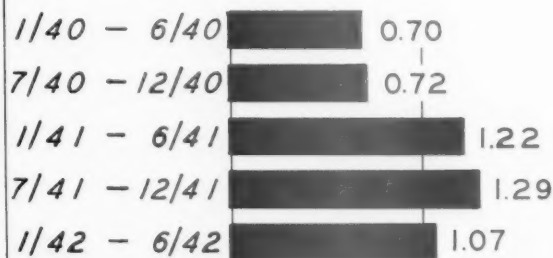
At the top of page 246 is a chart showing the national average (median) of all the areas. This indicates that 5.1% of the total increase in the number of dwelling units over this two and one-half year period has been due to conversions.

An examination of the following table, which gives the average (median) number of conversions per 10,000 families per month for the 141 areas, shows that the number of conversions increased from January 1940 to December 1941, but that it has fallen off slightly since that time. This may be due to the heavier restrictions on critical building materials or to the fact that in

(Continued on Page 253)

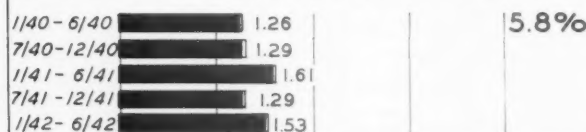
NET ADDITIONS

AVERAGE OF 141 CITIES



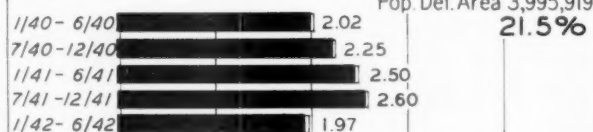
5.1%

BRIDGEPORT, CONN. Pop. Def. Area 123,060



5.8%

BROOKLYN-QUEENS, N.Y. Pop. Def. Area 3,995,919



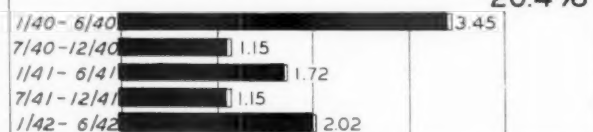
21.5%

CLEVELAND, OHIO Pop. Def. Area 1,214,943



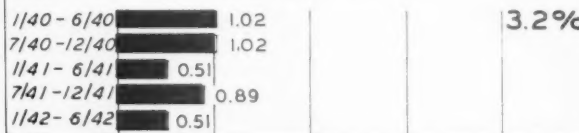
5.1%

COATESVILLE, PA. Pop. Def. Area 24,101



20.4%

DOVER, N.J. Pop. Def. Area 51,931



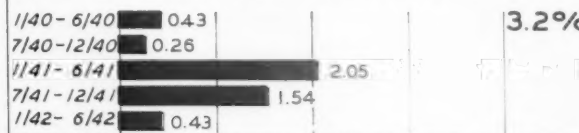
3.2%

EAST ST. LOUIS, ILL. Pop. Def. Area 200,391



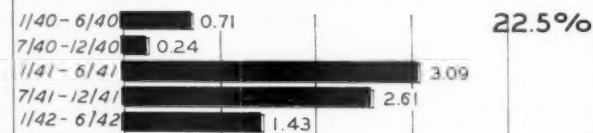
0.4%

GALVESTON, TEX. Pop. Def. Area 71,677



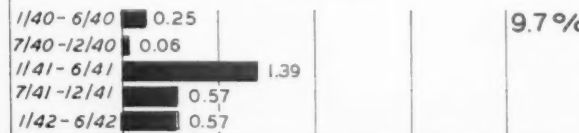
3.2%

GREENFIELD, MASS. Pop. Def. Area 25,821



22.5%

JOLIET, ILL. Pop. Def. Area 100,362



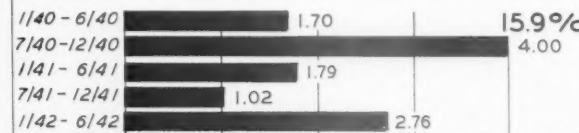
9.7%

KANSAS CITY, MO. Pop. Def. Area 634,093



5.1%

MERIDEN, CONN. Pop. Def. Area 73,513



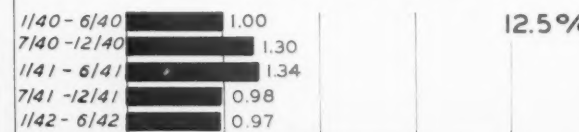
15.9%

MIDDLETOWN, CONN. Pop. Def. Area 35,327



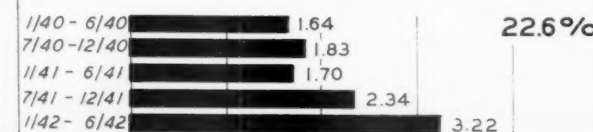
20.8%

NEW HAVEN, CONN. Pop. Def. Area 277,001



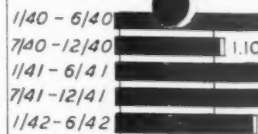
12.5%

NEW LONDON, CONN. Pop. Def. Area 98,663

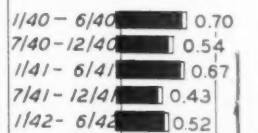


22.6%

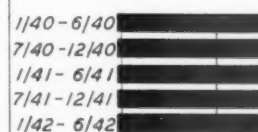
ABILENE, TEXAS



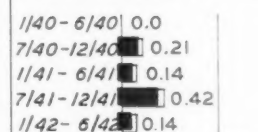
ATLANTA, GA.



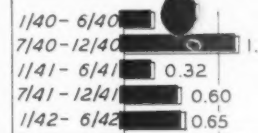
BUFFALO, N.Y.



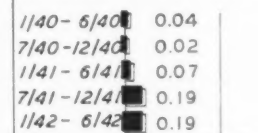
COLUMBUS, GA.



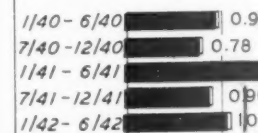
ELLWOOD CITY,



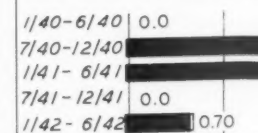
HAMILTON, OHIO



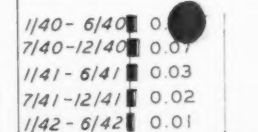
LANSING, MICH.



MIDLAND, MICH.

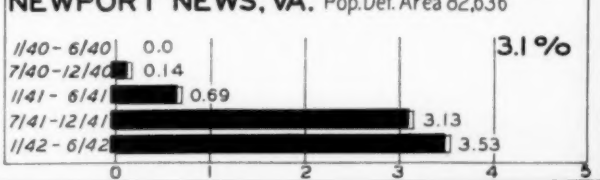
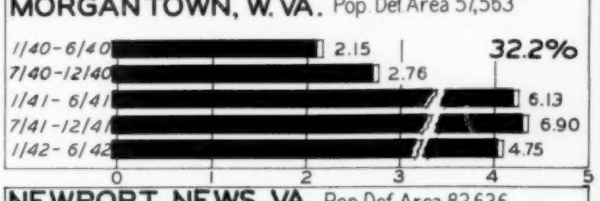
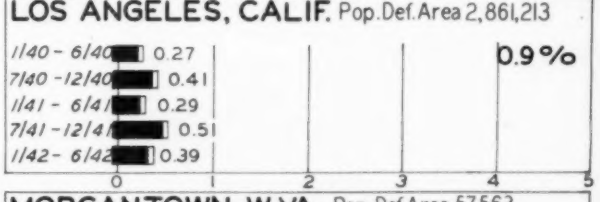
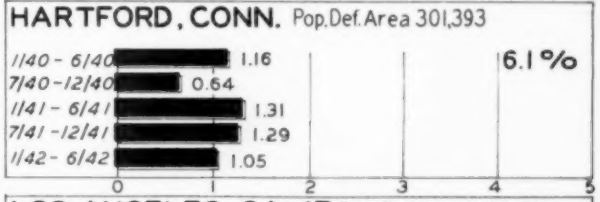
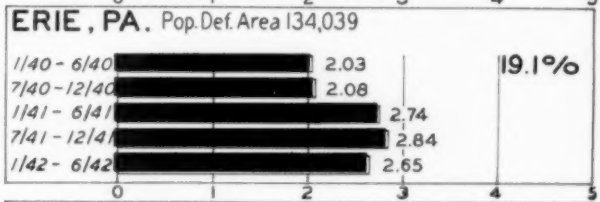
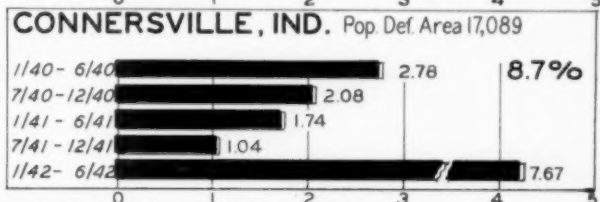
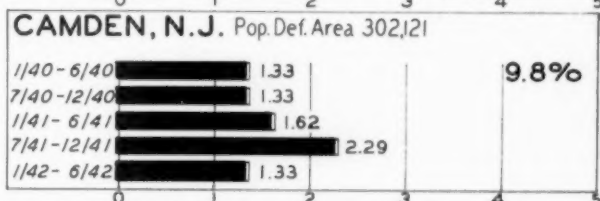
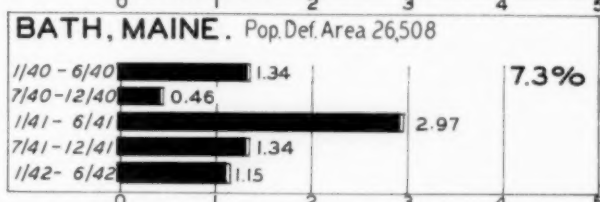
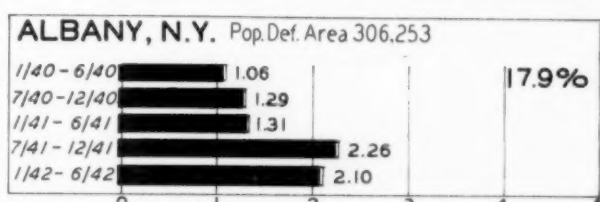
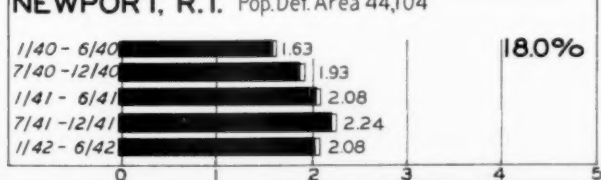
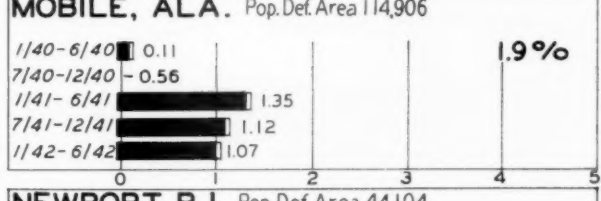
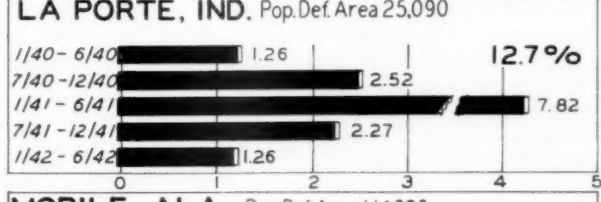
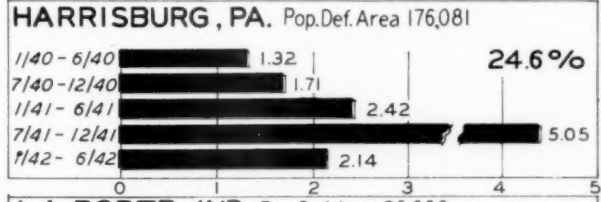
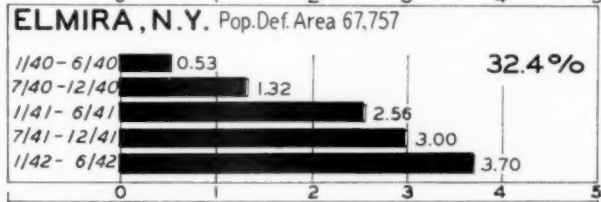
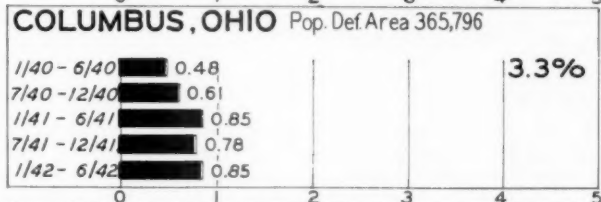
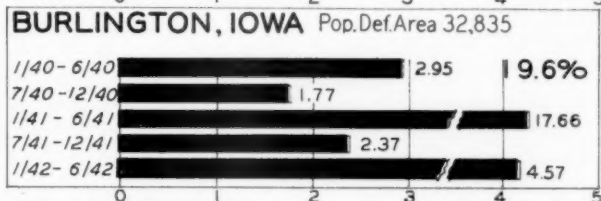
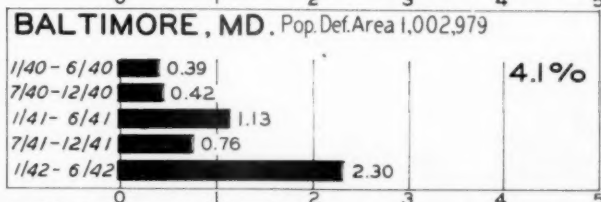
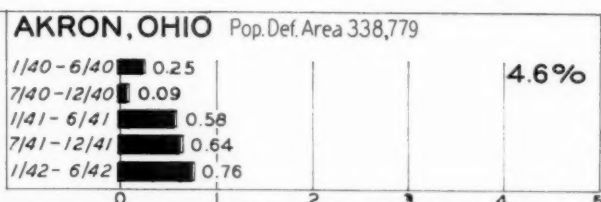
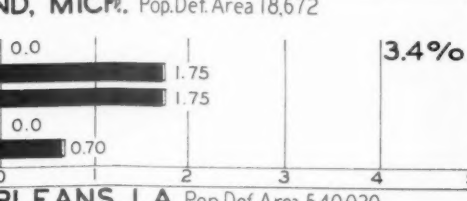
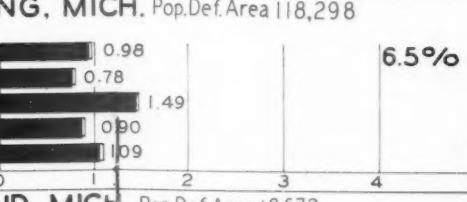
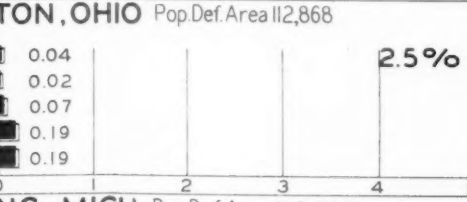
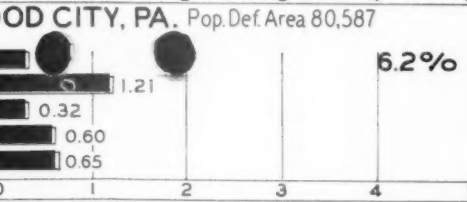
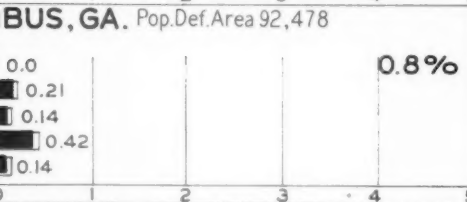
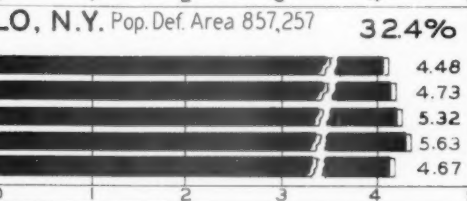
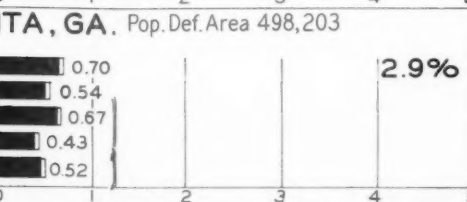
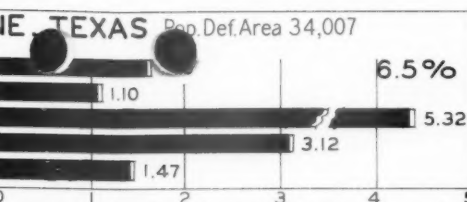


NEW ORLEANS,



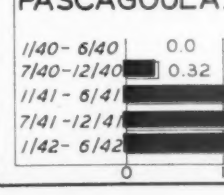
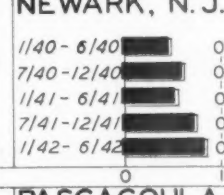
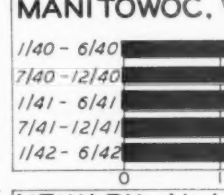
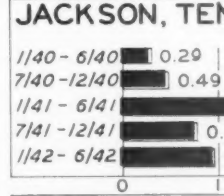
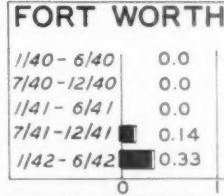
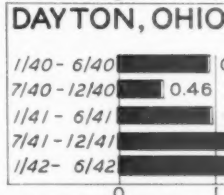
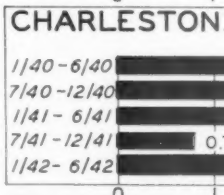
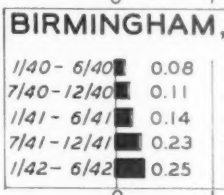
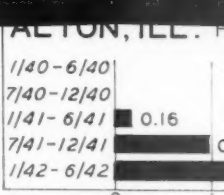
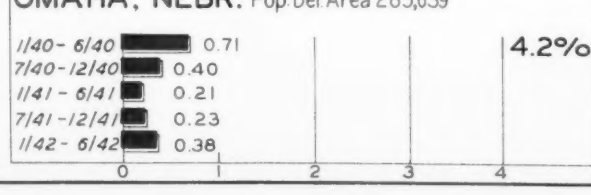
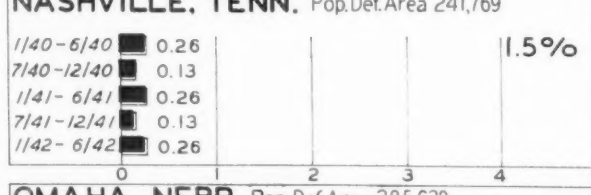
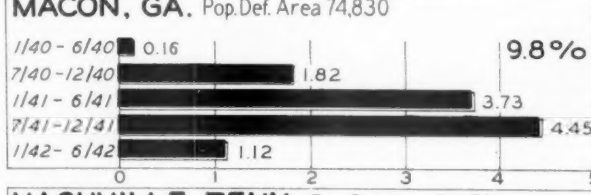
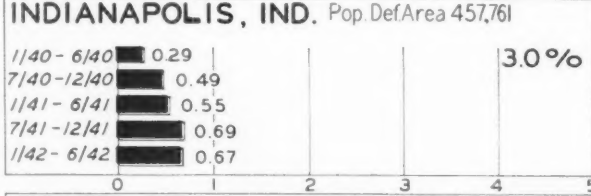
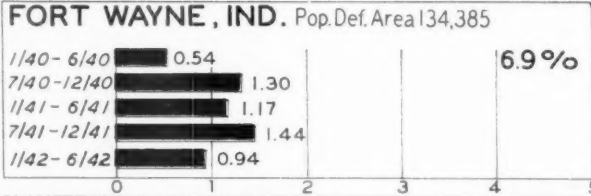
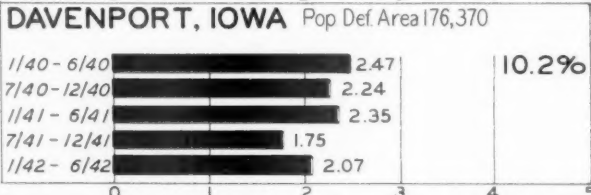
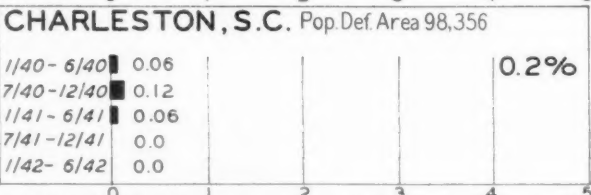
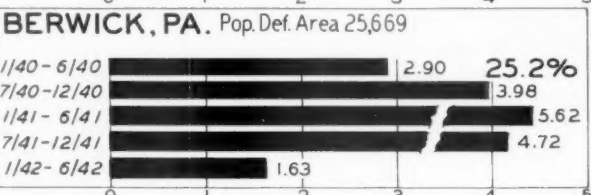
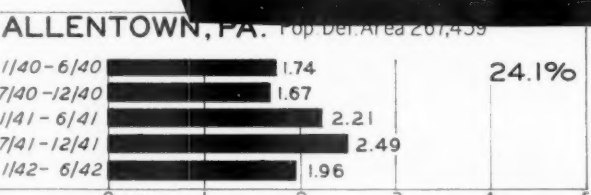
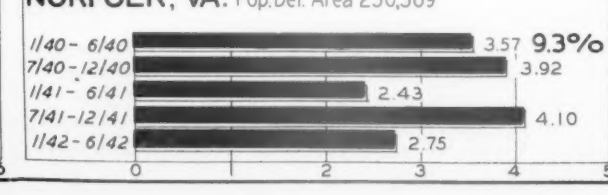
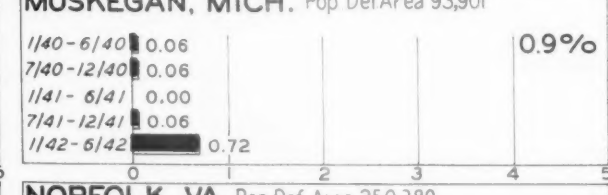
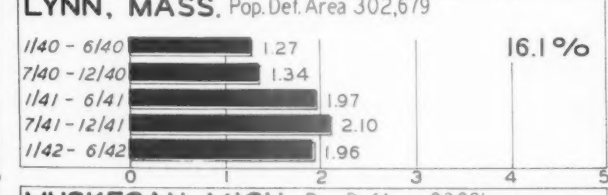
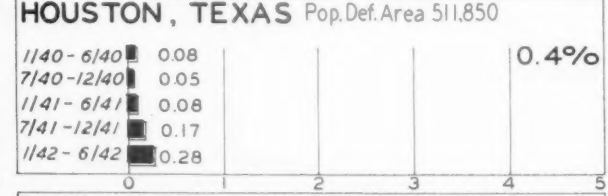
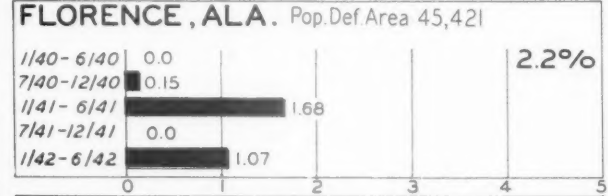
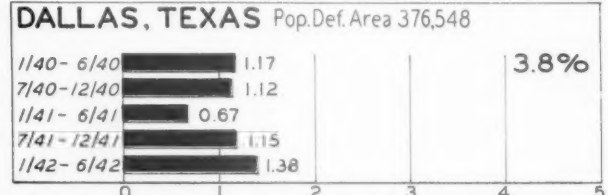
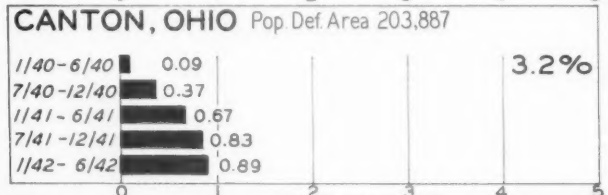
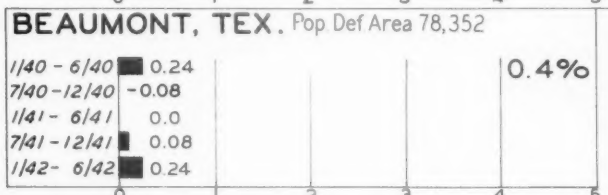
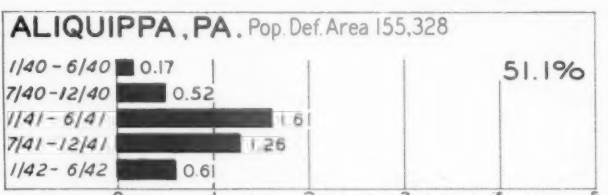
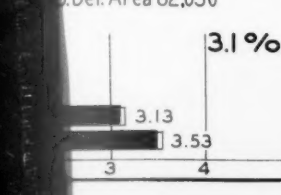
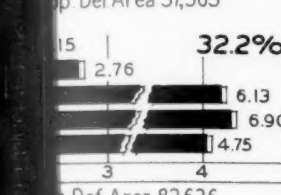
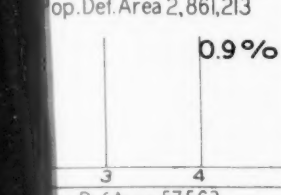
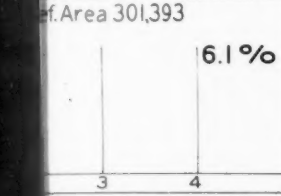
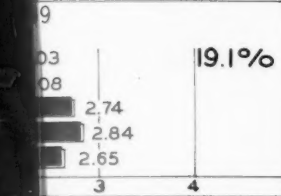
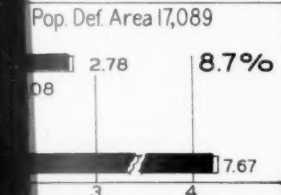
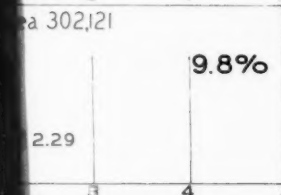
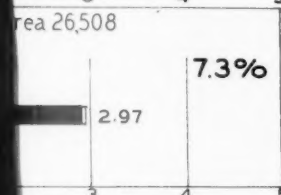
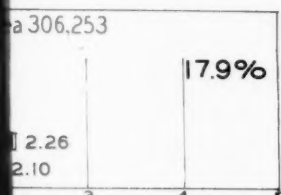
ONS TO SUPPLY OF DWELLING UNITS ARISING THR

COPYRIGHT 1942 ~ REAL ESTATE



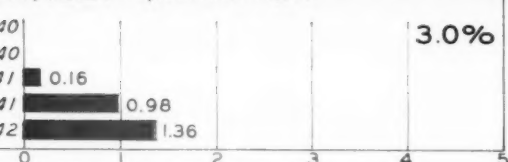
SING THROUGH ALTERATIONS OF EXISTING STRUCT

AL ESTATE ANALYSTS, INC. ~ SAINT LOUIS



STRUCTURES IN 141 CITIES

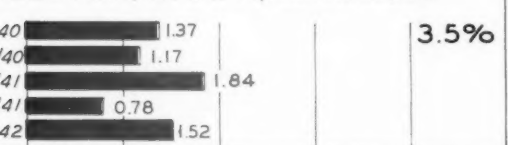
CHICAGO, ILL. Pop. Def. Area 17,379



BIRMINGHAM, ALA. Pop. Def. Area 407,851



PITTSBURGH, W. VA. Pop. Def. Area 136,332



CLEVELAND, OHIO Pop. Def. Area 280,636



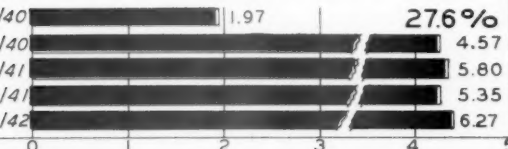
DALLAS, TEX. Pop. Def. Area 210,175



MEMPHIS, TENN. Pop. Def. Area 67,751



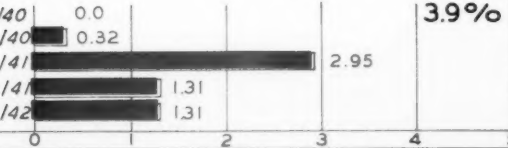
WISCONSIN, WISC. Pop. Def. Area 42,557



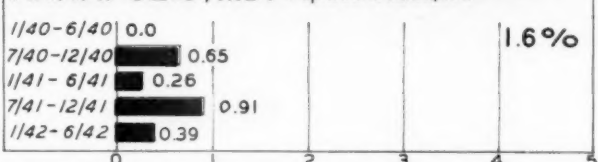
NEW YORK, N. J. Pop. Def. Area 1,458,606



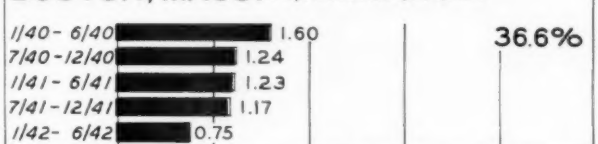
MOBILE, ALA. Pop. Def. Area 16,734



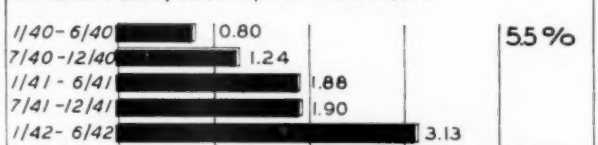
ANNAPOLIS, MD. Pop. Def. Area 55,276



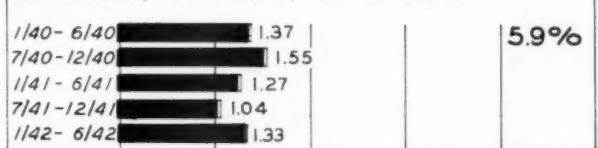
BOSTON, MASS. Pop. Def. Area 1,567,704



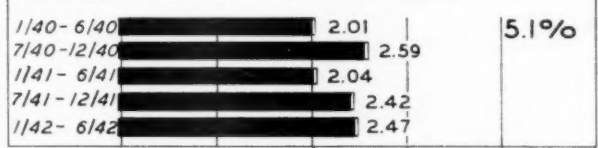
CHESTER, PA. Pop. Def. Area 253,347



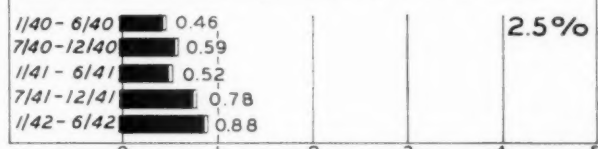
DENVER, COLO. Pop. Def. Area 384,372



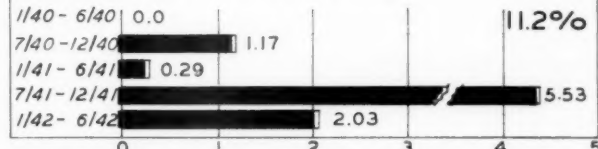
FREEPORT, N. Y. Pop. Def. Area 462,813



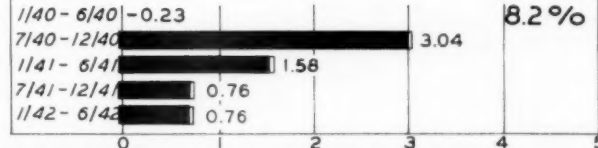
JACKSONVILLE, FLA. Pop. Def. Area 195,619



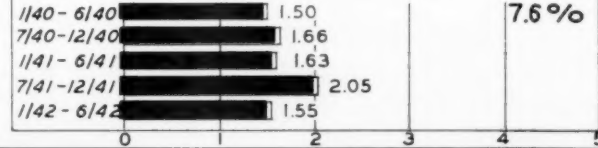
MASSENA, N. Y. Pop. Def. Area 21,709



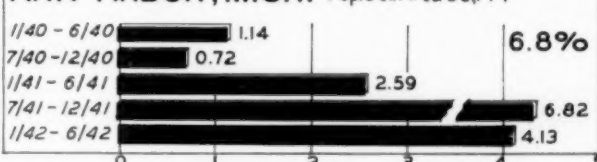
NEW BRITAIN, CONN. Pop. Def. Area 113,458



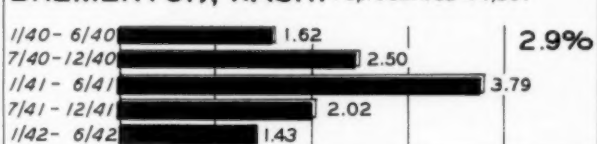
PATERSON, N. J. Pop. Def. Area 716,498



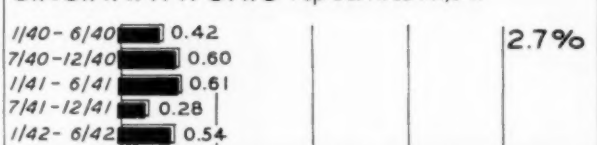
ANN ARBOR, MICH. Pop. Def. Area 58,774



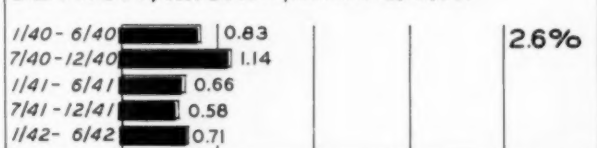
BREMERTON, WASH. Pop. Def. Area 44,387



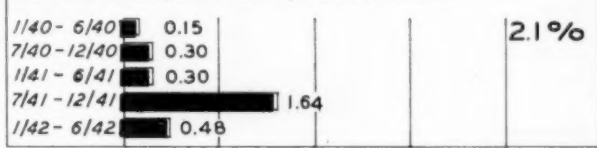
CINCINNATI, OHIO Pop. Def. Area 771,041



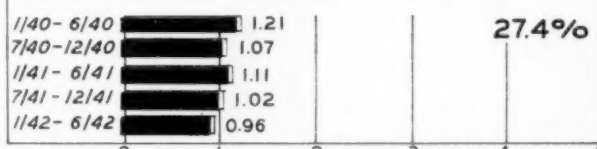
DETROIT, MICH. Pop. Def. Area 2,147,881



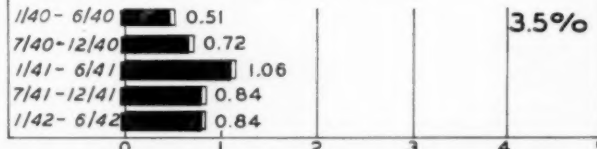
GADSDEN, ALA. Pop. Def. Area 47,574



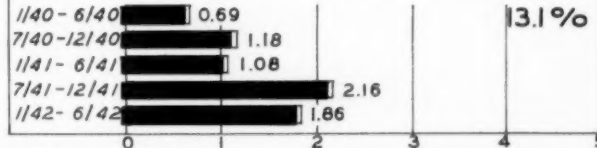
JERSEY CITY, N. J. Pop. Def. Area 554,812



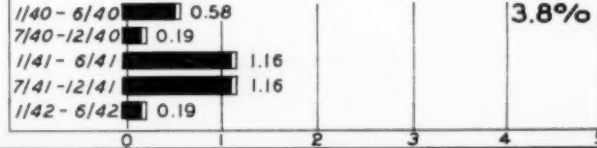
MEMPHIS, TENN. Pop. Def. Area 363,536



NEW BRUNSWICK, N. J. Pop. Def. Area 66,547



PENNS GROVE, N. J. Pop. Def. Area 31,837

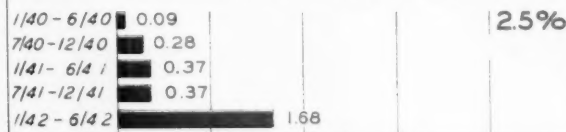


NET ADDITIONS TO SUPPLY

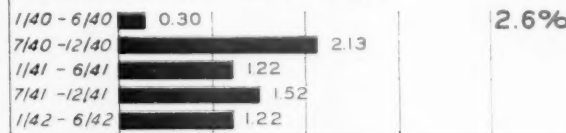
PENSACOLA, FLA. Pop. Def. Area 62,000



PORT ARTHUR, TEX. Pop. Def. Area 66,977



PULASKI, VA. Pop. Def. Area 27,135



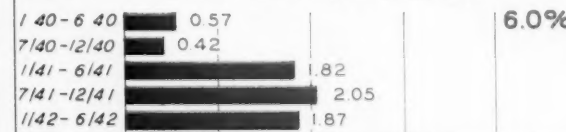
ST. LOUIS, MO. Pop. Def. Area 104,901



SAN FRANCISCO, CALIF.



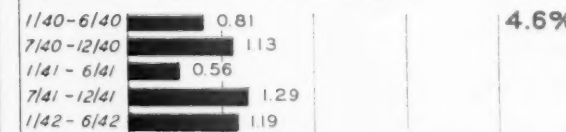
SOUTH BEND, IND. Pop. Def. Area 161,823



TAMPA, FLA. Pop. Def. Area 142,004



WARREN, OHIO Pop. Def. Area 80,378



WILMINGTON, DELA. Pop. Def. Area 168,009



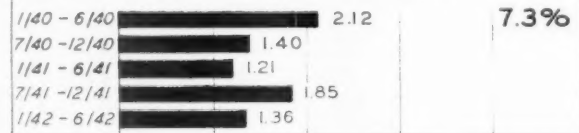
PHILADELPHIA, PA. Pop. Def. Area 2,295,714



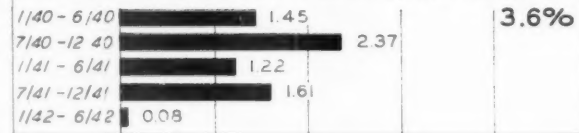
PORTLAND, ME. Pop. Def. Area 110,899



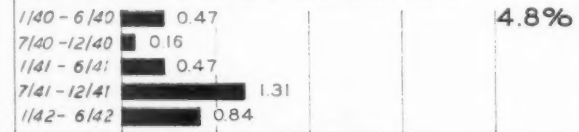
QUINCY, MASS. Pop. Def. Area 165,390



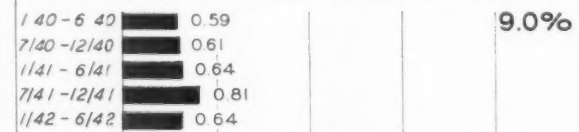
ST. PETERSBURG, FLA. Pop. Def. Area 67,689



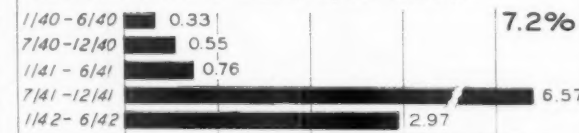
SAVANNAH, GA. Pop. Def. Area 117,970



SPRINGFIELD, MASS. Pop. Def. Area 377,917



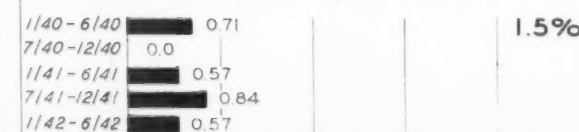
TEXARKANA, TEX. Pop. Def. Area 57,417



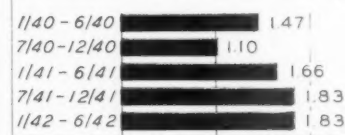
WASHINGTON, D.C. Pop. Def. Area 904,125



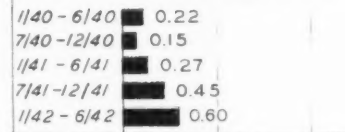
WILMINGTON, N.C. Pop. Def. Area 46,526



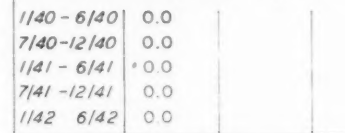
PHILLIPSBURG, N.J. Pop. Def. Area 14,711



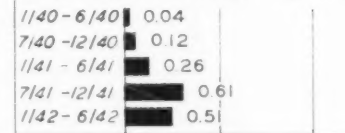
PORTLAND, OREG. Pop. Def. Area 110,899



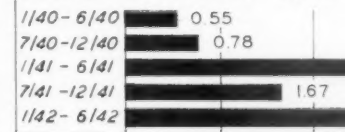
RICHMOND, VA. Pop. Def. Area 104,901



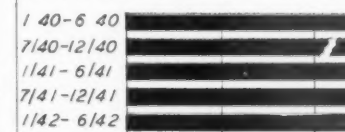
SAN ANTONIO, TEX. Pop. Def. Area 1,360,274



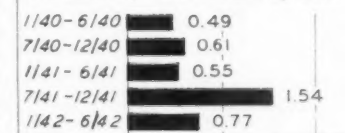
SCHENECTADY, N.Y. Pop. Def. Area 80,378



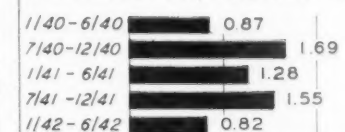
SPRINGFIELD, V.T. Pop. Def. Area 161,823



TULSA, OKLA. Pop. Def. Area 142,004



WATERBURY, CONN. Pop. Def. Area 80,378

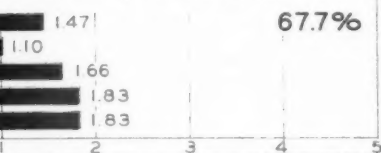


WORCESTER, MASS. Pop. Def. Area 168,009



SUPPLY OF DWELLING UNITS

NEW JERSEY, N. J. Pop. Def. Area 65,208



OREGON, OREG. Pop. Def. Area 412,850



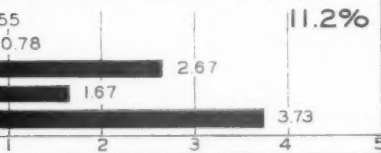
PA. Pop. Def. Area 245,674



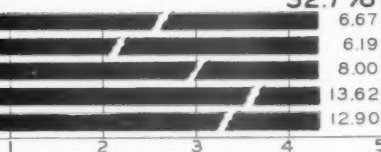
TEXAS, TEX. Pop. Def. Area 325,284



NEW YORK, N. Y. Pop. Def. Area 125,875



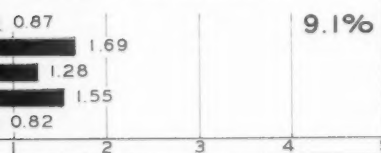
V. T. Pop. Def. Area 42,018



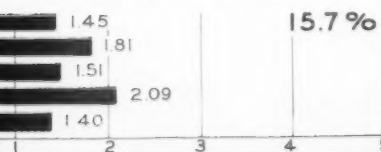
PA. Pop. Def. Area 190,663



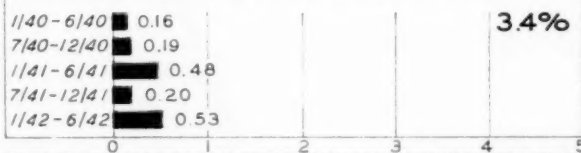
CONN. Pop. Def. Area 141,176



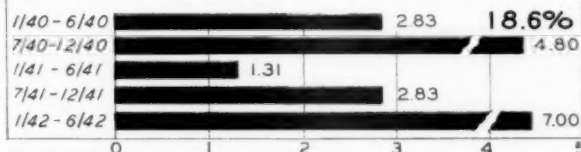
MASS. Pop. Def. Area 306,194



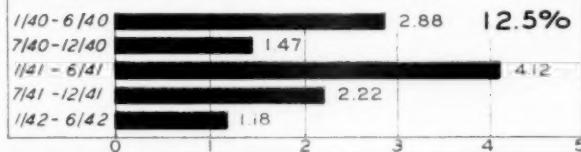
PITTSBURGH, PA. Pop. Def. Area 1,449,689



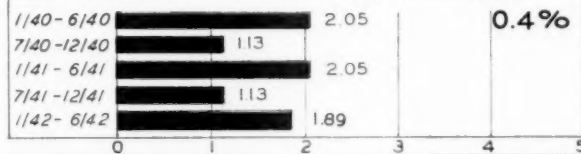
POTTSTOWN, PA. Pop. Def. Area 31,116



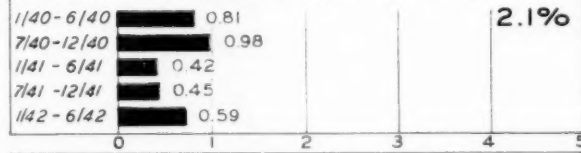
ROCKFORD, ILL. Pop. Def. Area 107,097



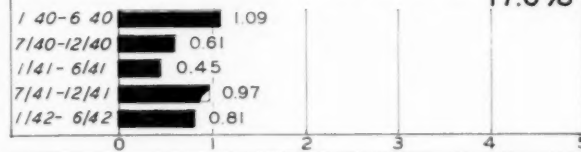
SAN DIEGO, CALIF. Pop. Def. Area 284,660



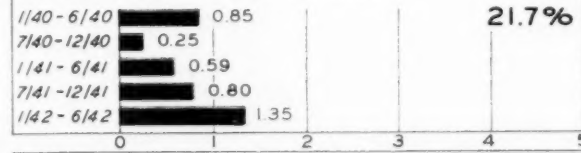
SEATTLE, WASH. Pop. Def. Area 451,320



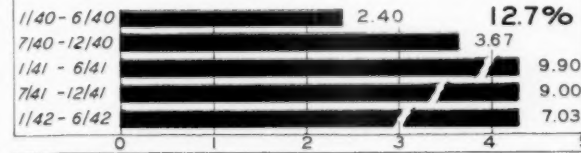
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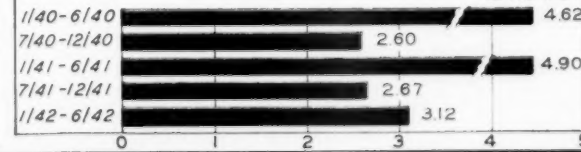
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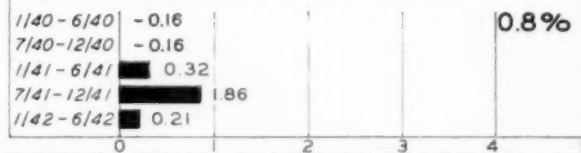
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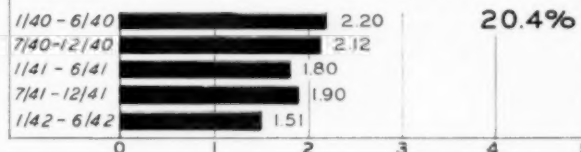
YORK, PA. Pop. Def. Area 92,627



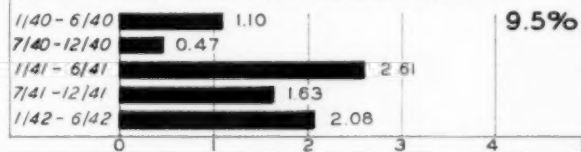
PONTIAC, MICH. Pop. Def. Area 118,454



PROVIDENCE, R. I. Pop. Def. Area 668,320



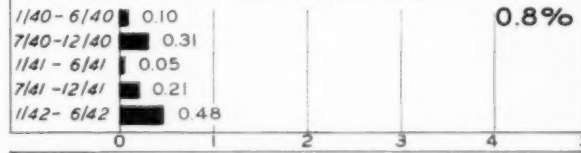
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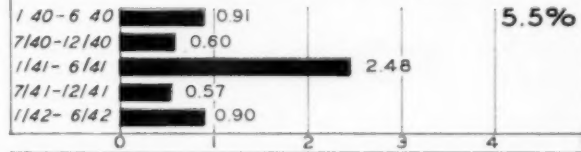
SANDUSKY, OHIO Pop. Def. Area 84,843



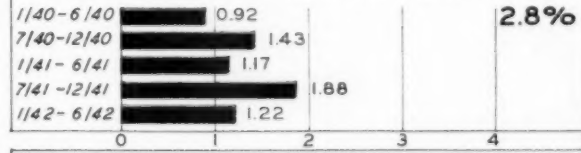
SHREVEPORT, LA. Pop. Def. Area 116,338



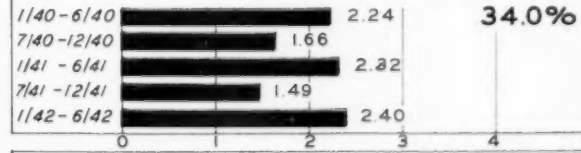
TACOMA, WASH. Pop. Def. Area 156,018



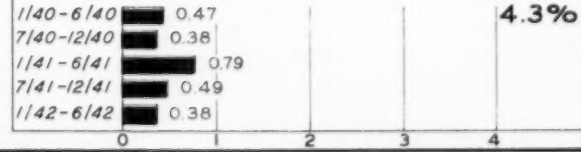
VALLEJO, CALIF. Pop. Def. Area 100,545



WILLIAMSPORT, PA. Pop. Def. Area 72,988



YOUNGSTOWN, OHIO Pop. Def. Area 321,531



BUILDING COSTS OF A STANDARD SIX ROOM FRAME RESIDENCE BUILT IN SAINT LOUIS

The chart on p. 197 of the August 1940 Real Estate Analyst shows the variations in the costs of materials, labor and overhead for a six room frame residence in St. Louis. Floor plans and a picture of the house are shown with the chart. Costs are grouped into four classifications of material, four of labor and three of overhead. A further breakdown of these groups is given in detail below. Columns of the table are numbered, and a brief description of the items included in

each is given in the paragraphs below. Paragraphs are numbered to correspond with the columns described. Building material costs are printed in black; the corresponding labor items are given in red. Overhead items - columns 13, 14 and 15 - are also printed in black.

*No labor items are shown in column 10, Building Hardware, as they have already been included in column 5, Mill Work.

GROUP A:

(1) Mason Materials: Cement, sand, gravel, quick lime, hydrated lime, hard wall plaster, face and common brick, fire brick, blue lining. Labor.

(2) Tile Materials: 4 1/2 x 4 1/2 wall tile, ceramic floor tile, cap and base. Labor.

GROUP B:

(3) Unfinished Lumber: Columns, beams, floor and ceiling joists, interior and exterior studs, rafters, bracing, etc. Labor.

(4) Finished Lumber: Sub-flooring, sheathing, beveled siding, finished floors, asphalt shingle roofing, roofing felt, tar paper, shutters, etc. Labor.

(5) Mill Work: Windows, doors, trim, kitchen cabinet, stairs. Labor.

GROUP C:

(6) Heating: Boiler, insulating jackets, fittings, tools, pipes, connections, valves and radiation. Labor.

(7) Plumbing: Soil pipes and connections, stack, water pipe and connections, lead oakum and bathroom fixtures; hot water heater and tank

to be furnished by others. Labor.

GROUP D:

(8) Sheet Metal: Galv. iron gutters, downspouts, flashing. Labor.

(9) Electrical Work: Main switch, BX cable, switch boxes, receptacles, transformer, etc. No fixtures included. Labor.

(10) Nails and Hardware: Common and wire nails, bolts, damper, ash doors, finish hardware.

(11) Paint Materials: White lead, linseed oil, turpentine. Labor.

(12) Misc.: Metal & wood laths, corner bead, insulation. Labor.

GROUP E:

(13) Overhead and profit of subcontractors in plastering, metal work, heating, plumbing, electrical work and tile work.

(14) General contractor's profit.

(15) Missouri sales tax (now 2% on materials), old age and unemployment tax (federal and state), liability and employees' compensation insurance, fire and tornado insurance, completion bond.

(16) TOTAL CONSTRUCTION COST.

YEAR	GROUP A				GROUP B				GROUP C				GROUP D				GROUP E			TOTAL							
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)											
Jl 1939	\$516	\$561	\$103	\$77	\$346	\$164	\$679	\$219	\$508	\$198	\$239	\$160	\$271	\$131	\$46	\$19	\$26	\$57	\$64	\$29	\$116	\$191	\$61	\$746	\$507	\$329	\$5923
O 1939	510	561	103	77	395	164	717	219	509	198	239	160	285	131	52	19	29	57	65	30	116	197	61	357	522	375	6096
Ja 1940	510	538	103	77	374	158	679	215	567	195	236	160	282	131	58	17	32	57	65	30	93	193	61	352	516	327	6005
Ap 1940	510	538	103	77	371	158	681	215	566	195	236	160	285	131	63	17	35	57	65	30	93	193	61	352	516	327	6004
Jl 1940	510	538	103	77	371	158	681	215	566	195	236	160	285	131	63	17	35	57	65	30	93	193	61	352	516	327	6004
O 1940	510	542	145	86	493	162	763	218	628	197	254	160	294	161	63	17	41	57	66	32	93	203	75	385	564	351	6551
Ja 1941	515	640	145	86	493	182	808	243	645	219	242	160	266	161	62	19	28	58	67	33	104	203	78	380	585	375	6797
Ap 1941	487	639	159	86	463	182	771	243	633	219	251	180	274	149	62	19	28	63	69	33	131	202	79	396	581	376	6775
Jl 1941	510	650	159	86	553	220	802	279	675	252	250	180	274	149	90	19	27	63	72	34	131	220	79	396	613	397	7142
O 1941	514	678	159	86	544	226	861	303	689	274	262	200	289	187	106	29	34	72	80	35	145	227	79	423	650	422	7584
Ja 1942	514	696	175	86	536	231	854	305	689	275	262	200	314	187	64	29	43	72	79	35	145	229	81	431	653	423	7617
F 1942	514	696	175	86	540	231	868	305	715	275	262	200	324	187	64	29	49	72	79	37	145	229	81	437	660	424	7682
Mr 1942	520	696	175	86	540	231	874	305	715	275	262	200	323	187	64	29	49	72	79	38	145	229	81	437	661	424	7695
Ap 1942	520	696	175	86	547	231	876	305	715	275	277	200	317	187	64	29	50	72	79	38	145	229	81	437	661	424	7712
My 1942	520	709	175	86	540	233	874	307	715	276	277	200	317	198	72	29	50	86	79	38	145	229	81	442	668	428	7772
Je 1942	520	696	175	86	540	233	874	307	715	276	273	200	317	198	72	29	50	86	79	38	145	229	75	436	668	428	7747
Jl 1942	520	596	175	86	540	233	874	307	715	276	277	200	317	198	72	29	50	86	79	38	145	229	75	436	668	428	7747
Ag 1942	520	696	175	86	547	233	884	307	715	276	273	200	317	198	56	29	50	86	79	38	145	229	75	436	668	428	7746

AN INVALUABLE AID IN MORTGAGE LENDING

(Continued from Page 244)

There are no nonwhites living in Tract 57 while over half of the units reporting in Tract 1 are occupied by nonwhites. Only in three instances in Tract 57 are there 1.51 or more persons per room while many such cases are reported in Tract 1.

Most of the dwelling units in Tract 1 have no private bath or need repairs. While some repairs are needed in Tract 57, not one of the units reported the lack of a private bath.

The rentals in Tract 57, of course, are much higher than in Tract 1. As can be expected in a newer section, the number of owner-occupied units in Tract 57 which are mortgaged is much greater than in Tract 1.

It is obvious in this case that Tract 57 would be the better area in which to make loans, but from this sample comparison of the ten factors, it may be clearly seen how the block surveys can be used to great advantage in determining relative values.

(Continued from Page 245)

some of the smaller cities most of the conversion that can be done has already taken place.

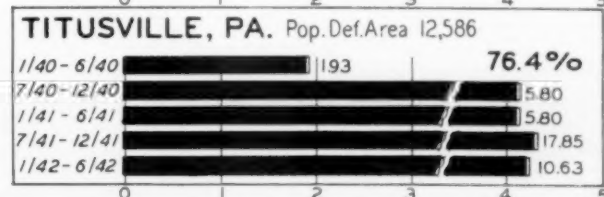
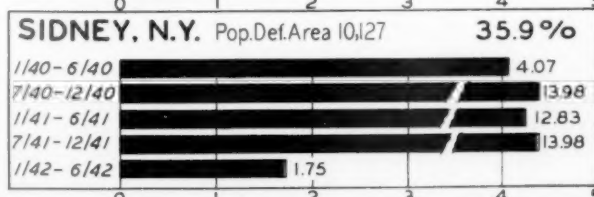
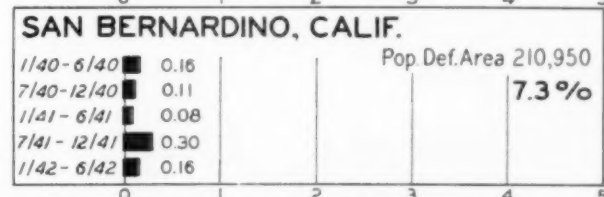
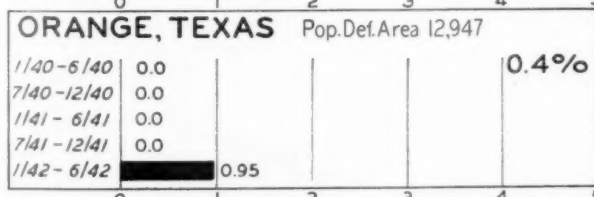
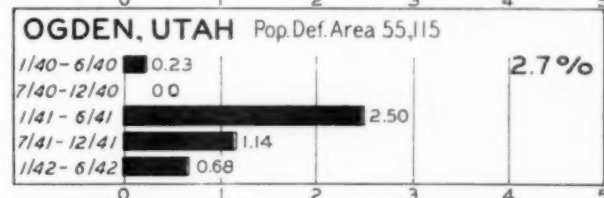
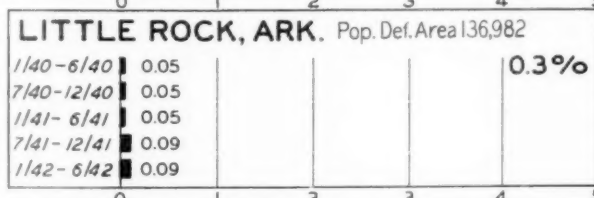
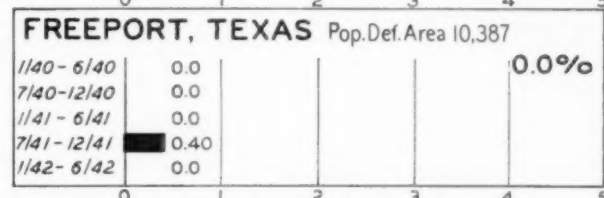
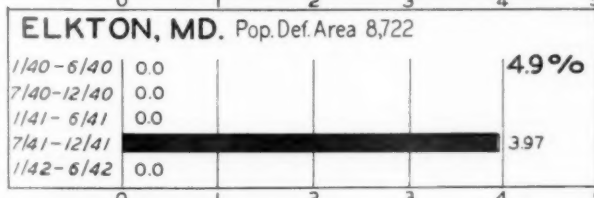
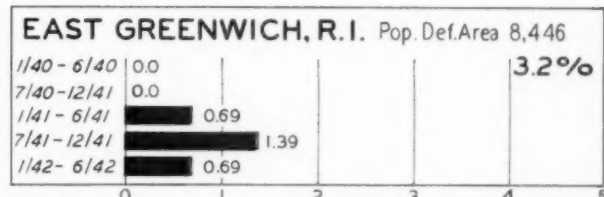
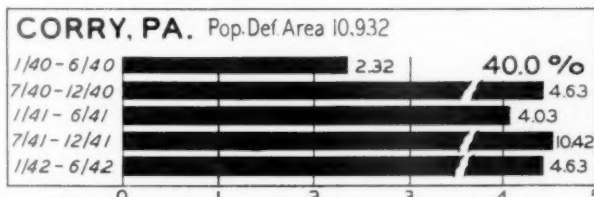
AVERAGE (MEDIAN) FOR 141 AREAS

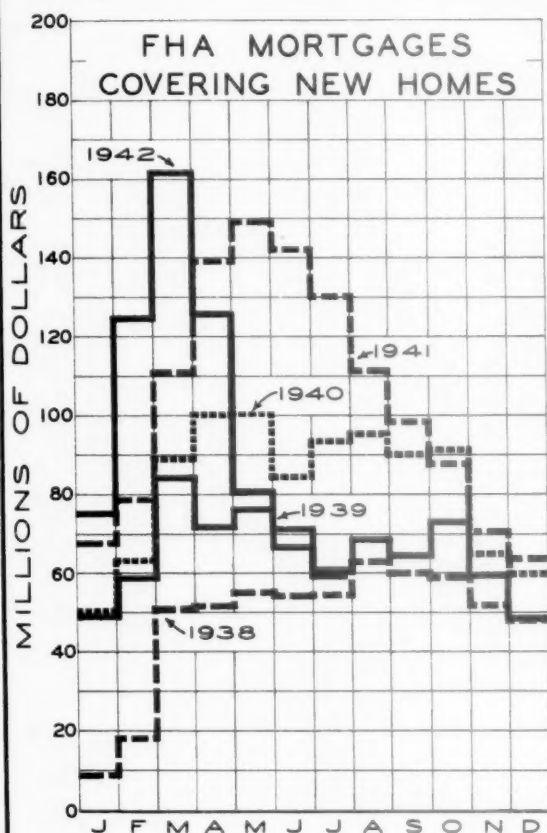
Date	Conversions per month per 10,000 fam.
1940	
January - June	.70
July - December	.72
1941	
January - June	1.22
July - December	1.29
1942	
January - June	1.07

The figures for the cities charted at the bottom of this page were received too late to have the charts included alphabetically in the spread on pages 246 to 251.

NET ADDITIONS TO SUPPLY OF DWELLING UNITS IN 141 CITIES

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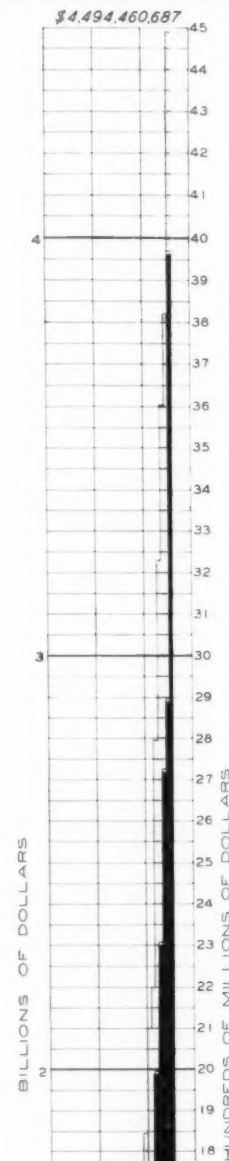
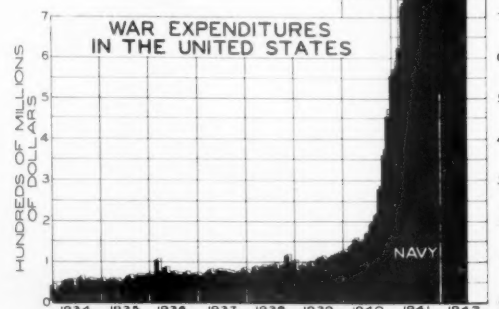
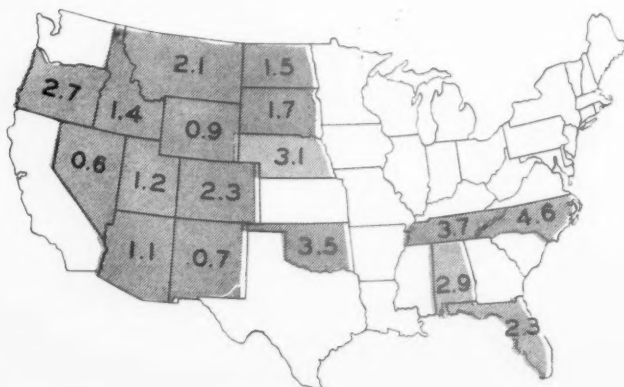
THE chart to the left shows a comparison of FHA mortgages for the past five years covering only new homes to be built. During the first three months of 1942 this volume of financing greatly exceeded that of a year ago, but since then there has been a marked decrease with July figures below July of 1941, 1940 and 1939.

The FHA in self-defense will now start a high pressure campaign on the insuring of mortgages on existing buildings. All mortgage institutions will be hot after business during the war and there will be a great deal of refinancing on older buildings.

WAR EXPENDITURES

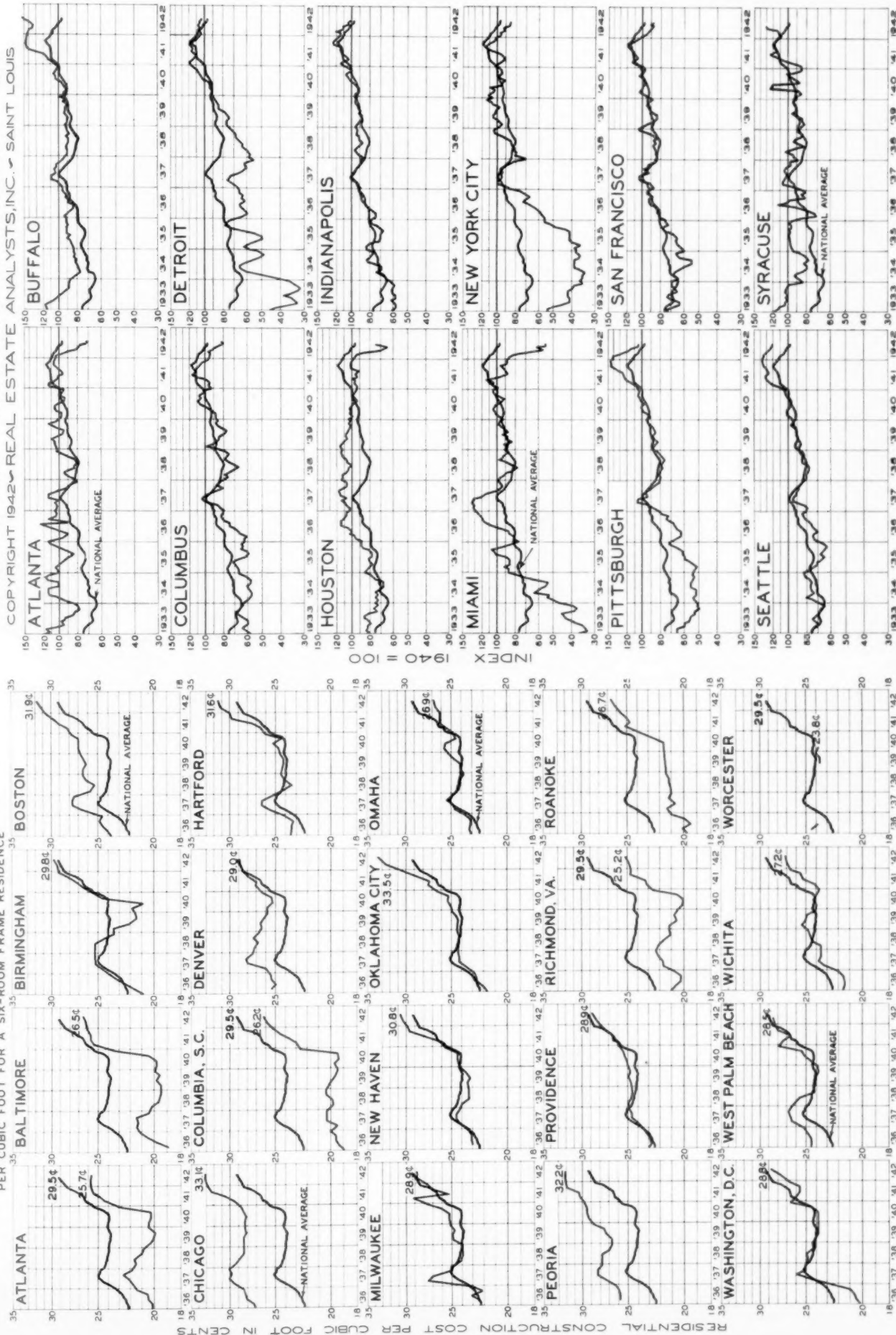
DURING July actual war expenditures reached a new high of \$4,494 million for the month; this is approximately equivalent to the total wealth of the state of North Carolina and is an increase of almost 18 percent in comparison with the June figure. On the map below we have attempted to visualize the dollar amounts of actual defense expenditures, July 1, 1940, through July 1942. These expenditures are equivalent to the estimated total wealth of the seventeen states shaded on the map below. The large figures on each state show the estimated wealth of that state in billions of dollars. Estimated wealth includes real estate, railroads and other public utilities, and everything of value in the state.

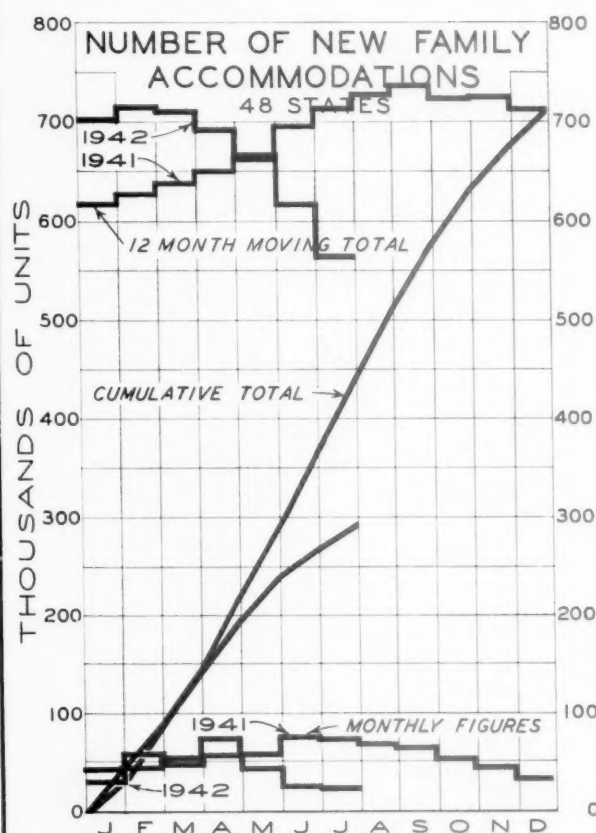
As said before, these illustrations are not given with the intention of criticizing our foreign policy but to show the difficulty of preventing inflation.



REAL ESTATE TRANSFERS IN PRINCIPAL CITIES
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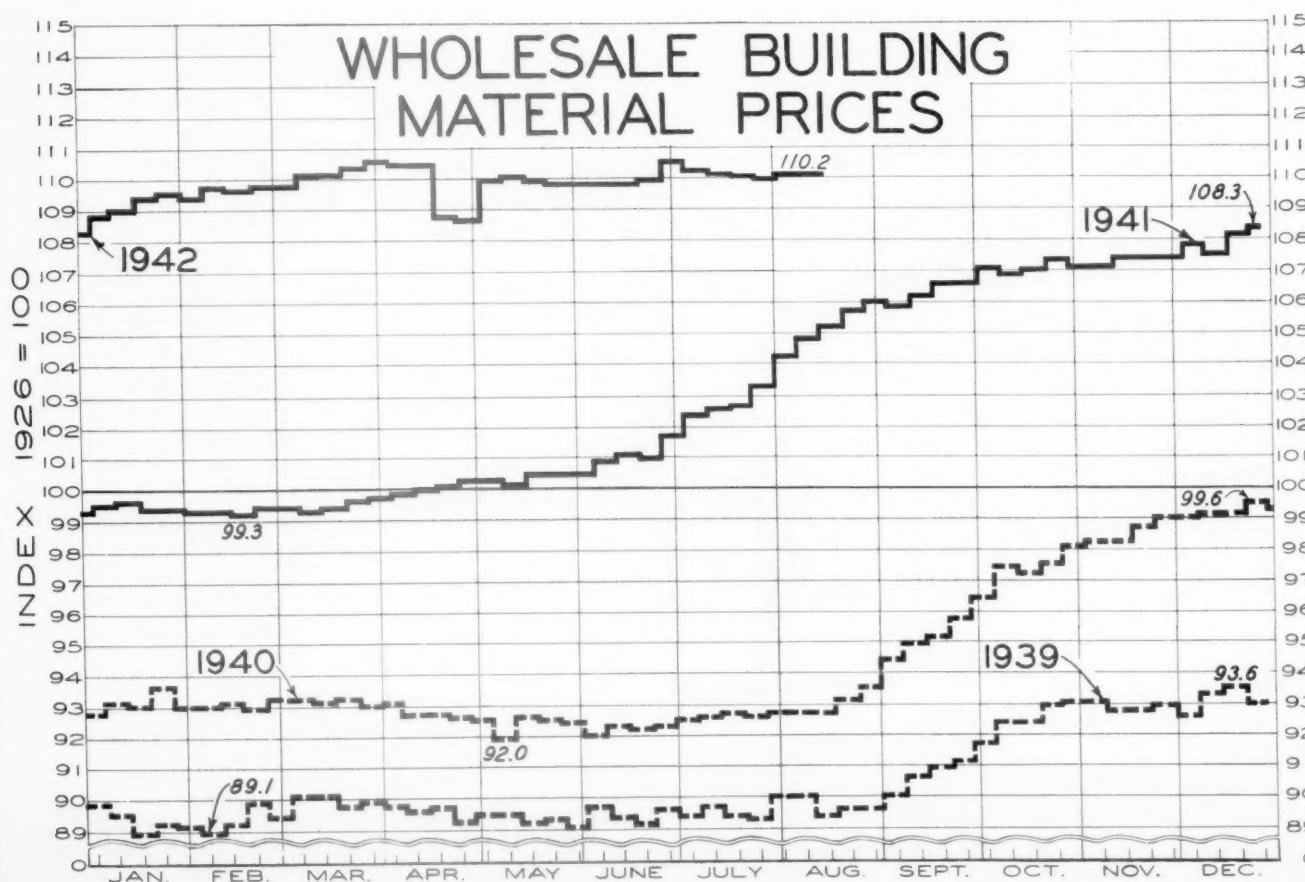


DWELLING UNITS CONSTRUCTED IN 48 STATES
(in thousands of units)

	Monthly			Cumulative			12 Month Moving Total		
	1940	1941	1942	1940	1941	1942	1940	1941	1942
January	25.7	43.8	32.2	25.7	43.8	32.2	511.0	620.7	703.6
February	36.9	45.6	59.2	62.6	89.4	91.4	515.4	629.4	717.2
March	46.0	55.7	49.2	108.6	145.1	140.6	519.7	639.1	710.7
April	62.9	75.6	58.4	171.5	220.7	199.0	535.5	651.8	693.5
May	57.0	69.3	44.7	228.5	290.0	243.7	535.7	664.1	668.9
June	44.4	78.2	27.2	272.9	368.2	270.9	534.0	697.9	617.9
July	57.5	75.6	24.0	330.4	443.8	294.9	547.2	716.0	566.3
August	55.7	69.7		386.1	513.5		550.6	730.0	
September	58.4	66.1		444.5	579.6		570.3	737.7	
October	66.2	55.2		510.7	634.8		600.1	726.7	
November	44.9	46.4		555.6	681.2		601.5	728.2	
December	47.0	34.0		602.6	715.2		602.6	715.2	

THE number of new family accommodations built in all non-farm communities of the 48 states and the District of Columbia is shown in the table above and on the chart to the left. Cumulative totals and twelve month moving totals for 1942 (black) and 1941 (red) are given. All figures have been revised since June.

Wholesale building material prices as compiled by the Bureau of Labor Statistics are charted by weeks on the chart below. The drop in April due to price ceilings on some items has been almost entirely regained.





EXECUTIVE DIGEST

OF THE CURRENT REAL ESTATE ANALYST REPORTS

AUGUST 27
1942

REAL ESTATE ANALYSTS, INC.

Real Estate Economists, Appraisers and Counselors

Roy Wenzlick
Editor

VOLUME XI

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REAL ESTATE ACTIVITY

Sales activity on real estate continued to decline, our index for July showing real estate activity to be 1.3% above normal in contrast with 1.9% above normal in June. Sales of single-family residences are holding up well because of the shrinkage in construction; most of the drop comes in the sale of lots and in new residential properties.

REAL ESTATE MORTGAGES

Real estate mortgage activity showed relatively little change in comparison with the preceding month. Our index for July was 39.4% below normal in contrast with 39.6% below in June. We cannot expect a large increase in new mortgage financing for the duration of the war because the mortgage volume depends to a great extent on the volume of building, which has been curtailed.

NEW DWELLING UNITS

Because of the restrictions on building and because of the extreme shortage of critical materials, the volume of new construction continues to shrink. In July we were building at the rate of 9.5 new family units per year per 1000 families as compared to 12.8 in the preceding month.

The forecast of Real Estate Analysts, Inc., at the beginning of the year was that building volume would show a drop of 25% this year. Our estimate of 450,000 dwelling units to be built in 1942 still seems reasonable.

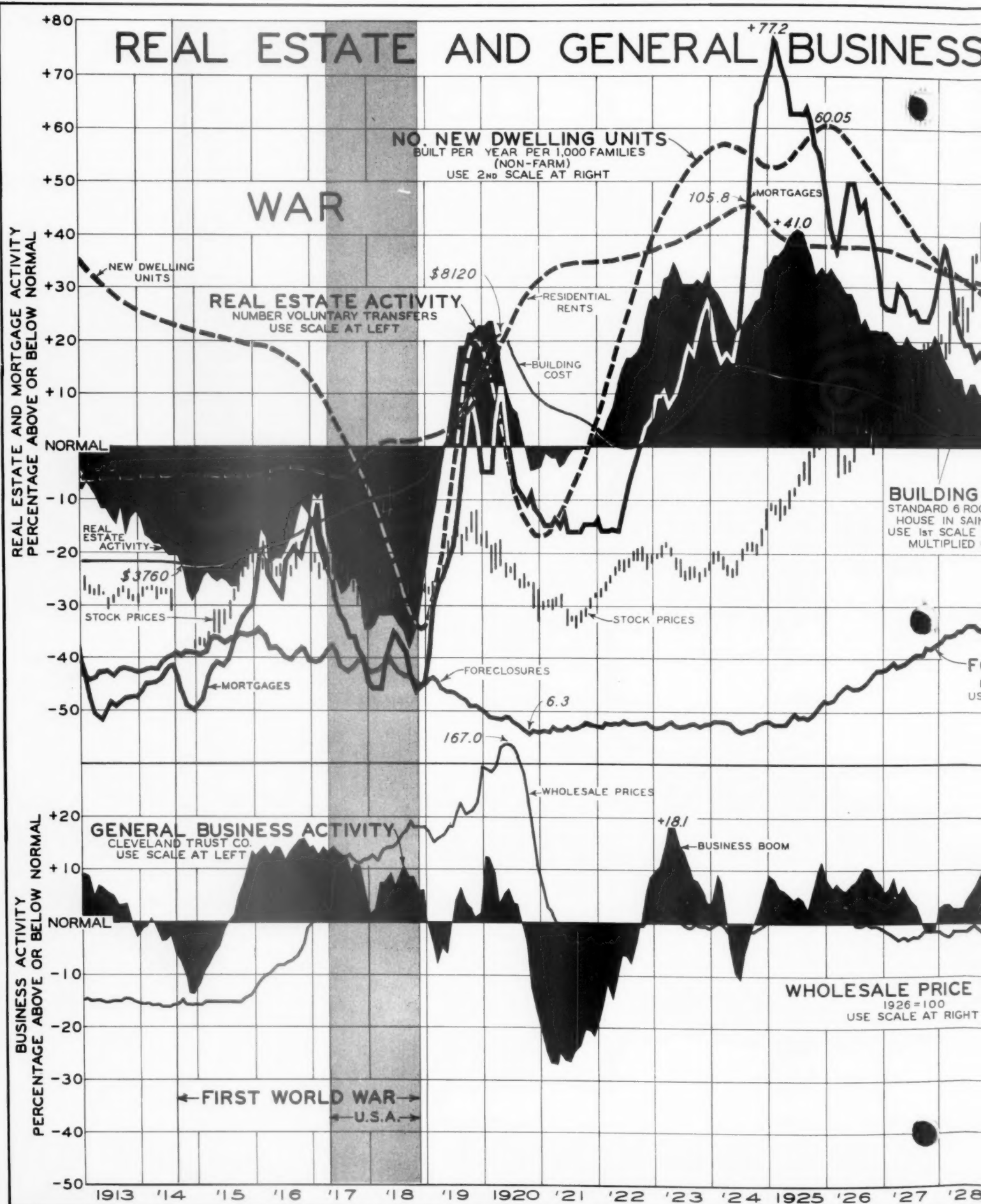
GENERAL BUSINESS

General business activity has shown little change in the past year. The increases in armament production are sufficient to offset losses in non-defense industries. This same process will continue during all of 1942 with non-war activity shrinking more and more and war production continuing to increase.

Actual war expenditures during July approximated \$4,495 million. Before next year is over we expect the war expenditures to reach \$7 billion a month.

RENTS

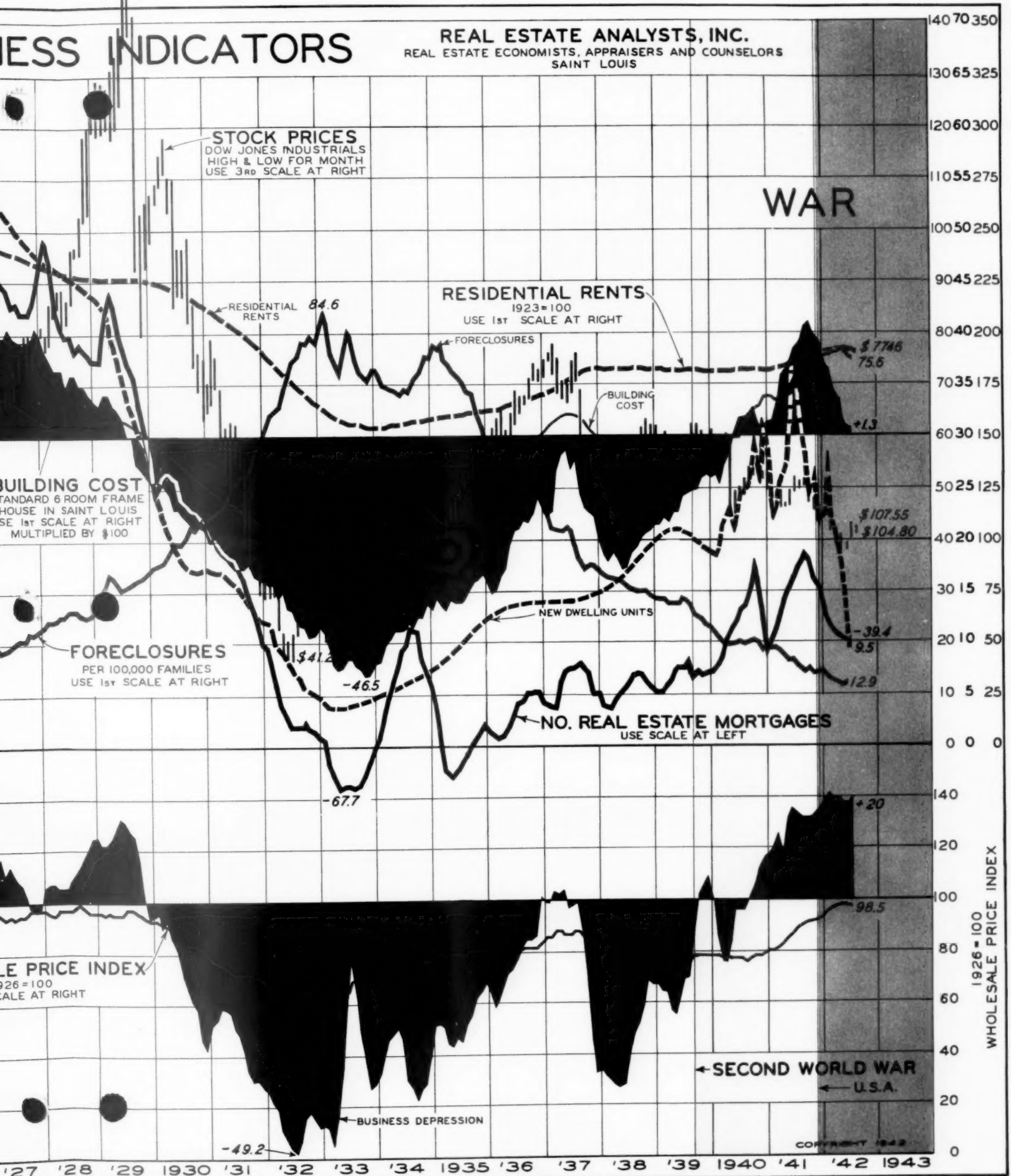
Our index of rents in July stood at 75.6% of the 1923 average in contrast with 76.1% in June and 77.2% in May, which was the recovery peak. For



\$381.17

BUSINESS INDICATORS

REAL ESTATE ANALYSTS, INC.
REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS
SAINT LOUIS



the duration of the war our rent index cannot rise and will fall slightly because of the drop in rents in non-defense areas, and the cut-backs in the freezing dates in the 93 areas under rent control. Another factor in the decline of rents will be the fact that there will be some high-priced units which, because of high income taxes, will not find a sufficient demand.

FORECLOSURES

Foreclosures can be expected to continue at a minimum during the next year. Our index for June, the last month available, was 12.9 foreclosures per month per 100,000 families. The preceding month the rate was 12.5; at the peak in January 1932, foreclosures rose to 84.6 per month per 100,000 families.

WHOLESALE PRICES

The Bureau of Labor Statistics Index on wholesale prices, which includes nearly 800 wholesale items, showed a slight increase in July over June, advancing from 98.4 in June to 98.5 in July. The relatively small change which has taken place in wholesale prices in the last four months was to be expected because of the price control provisions. Ceilings on prices of many wholesale commodities, however, will have to be revised upward in the future due to increased cost.

STOCK PRICES

The stock market showed slightly lower prices in August than in July, the first decline since May. This bears out the statement published in the July Executive Digest that stock prices cannot be expected to show any marked recovery during the next few months, unless a very decided flight from the dollar takes place. Stock prices averaged a high of \$107.55 in August 1942, with a low of \$104.80.

BUILDING COSTS

Building costs for August dropped very slightly in comparison with July. The standard six-room frame house in St. Louis which is used as a guinea pig declined in cost by only \$1.00. Labor costs remained the same and a rise in lumber prices was offset by a drop in the price of sheet iron. The total cost of building the guinea pig house in August is \$7746.



VOLUME XI

CONSTRUCTION BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

REAL ESTATE ANALYSTS, INC.

Real Estate Economists, Appraisers and Counselors

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AUGUST 31
1942

Roy Wenzlick
Editor

RESIDENTIAL BUILDING IN METROPOLITAN AREAS

PRIVATE residential building in all metropolitan areas of the United States as defined by the 1940 Census, is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

Every effort has been made to make this report complete. In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts. In the fourteen cities where figures are not available for all suburbs, new building in those suburbs has been estimated from other sources, and the estimated total for the area is shown by the dotted curve on the chart.

The Bureau of Labor Statistics in Washington has collaborated to the fullest extent in furnishing all figures they have accumulated on various communities. These have been brought up to date by direct correspondence with the individual cities and towns.

In all cities new building is expressed as the number of new family accommodations being built per month per 10,000 families in the metropolitan areas. In the computation, a single-family dwelling counts one, a two-family dwelling counts two and a twenty-four-family apartment counts twenty-four. All Federal subsidized slum clearance projects and Government financed defense housing have been excluded; only building under private initiative is significant from the standpoint of showing demand strong enough to pay the unsubsidized cost. (At present, however, even though the demand is strong, many private investors are deterred from building by the heavy restrictions and also by the fact that the demand is temporary.) Buildings privately built and financed with FHA loans are included on the charts.

All figures both on individual cities and on national averages have been corrected for seasonal fluctuations.

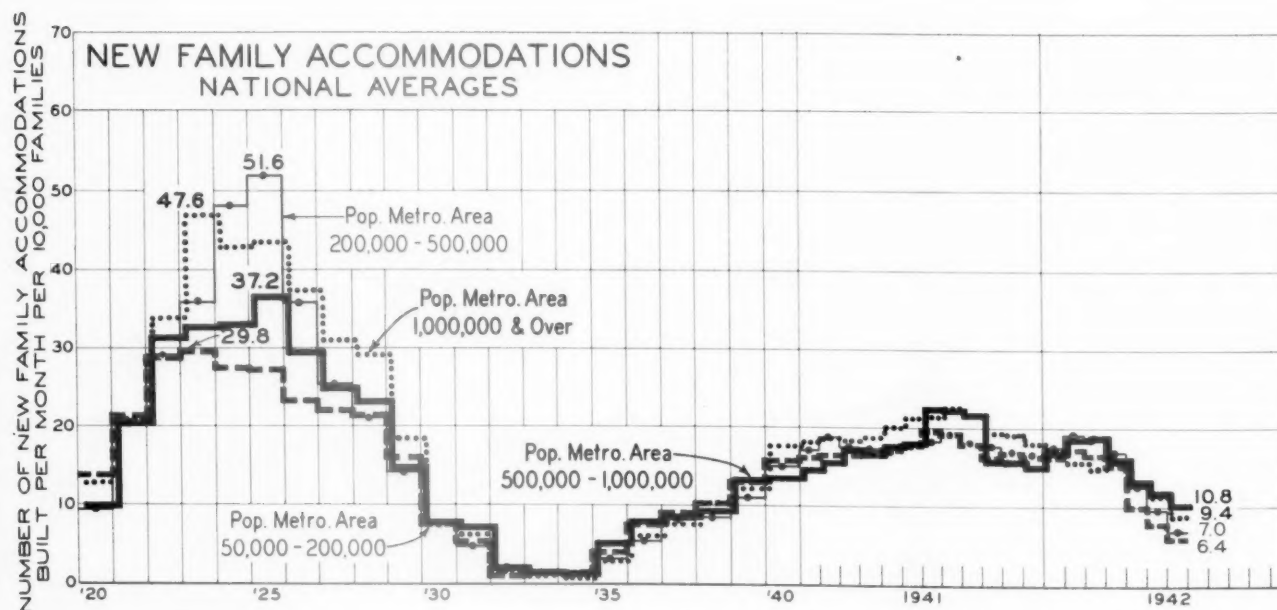
The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the same period of a year ago.

The star after the name of a metropolitan area indicates that at least some portion of that area has been designated by the President as a WPB Defense Housing Critical Area in which priority assistance will be given to secure items on the Defense Housing Critical List, or as an FHA Title VI Designated Defense Area in which FHA will insure housing loans under Title VI of the National Housing Act.

Each chart shows the population of the metropolitan area included in the figures.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the dashed red line); for areas having from 200,000 to 500,000 people (the beaded red line); from 500,000 to 1,000,000 people (the solid red line); and for those areas having a population of over 1,000,000 (the dotted red line). Eighty areas fall into the first category; thirty-eight in the second; and eleven in each of the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the extremes, it gives a very good picture of the typical area in each group. A direct comparison can be made between each area and the median average of its group.



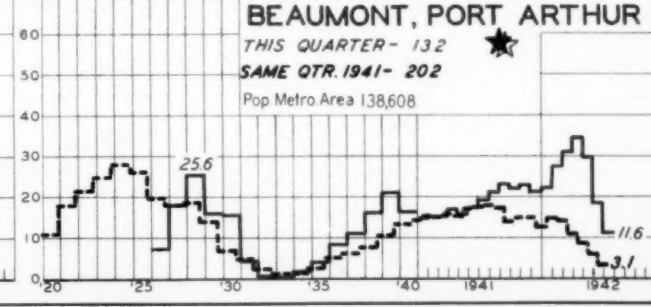
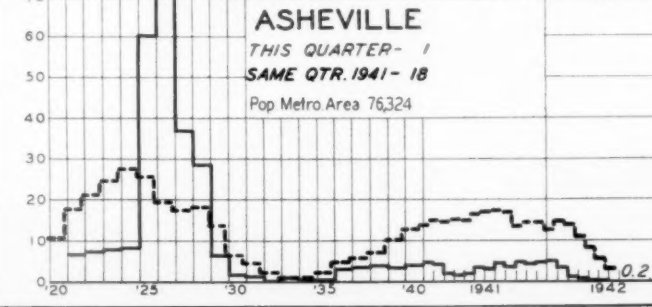
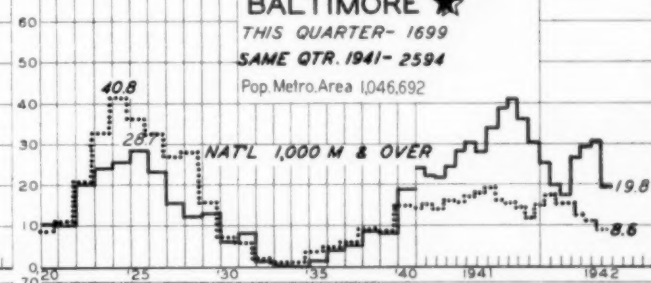
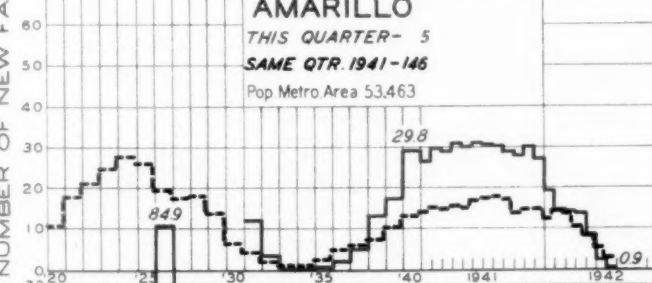
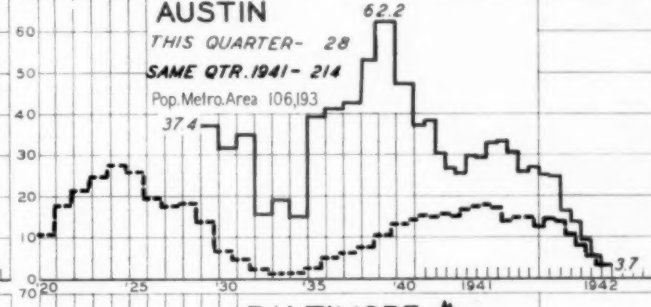
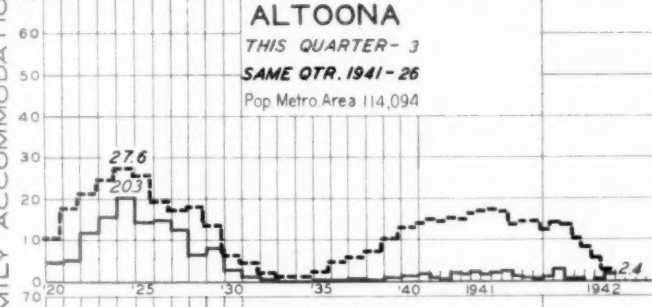
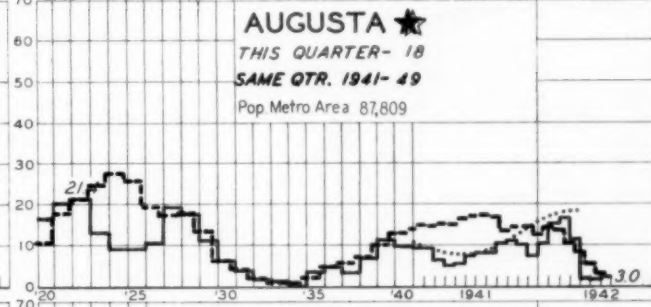
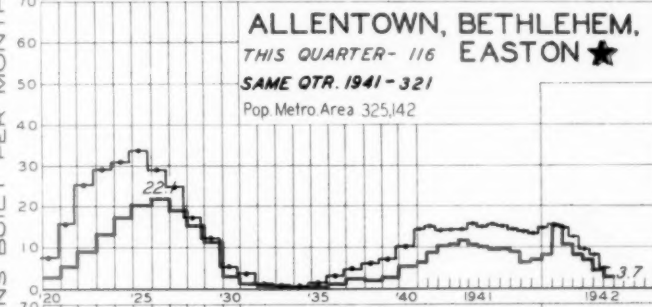
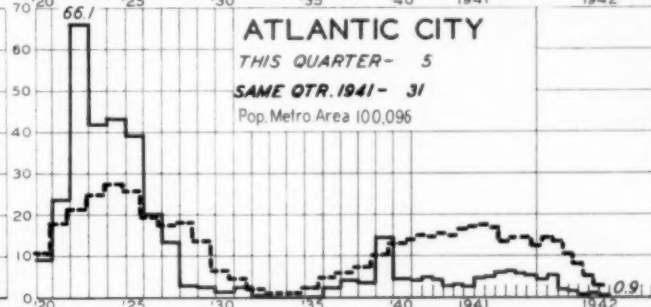
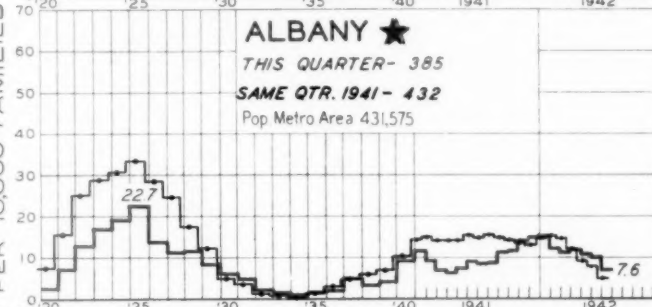
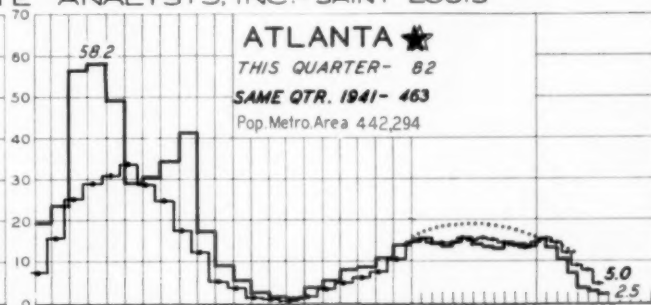
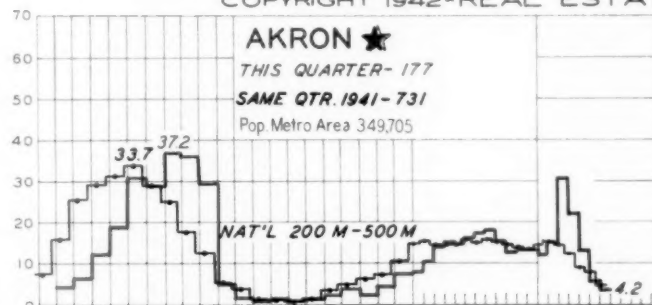
On the chart above we have shown national averages for each of the groupings of metropolitan areas -- (1) 50,000 to 200,000 population, (2) 200,000 to 500,000 population, (3) 500,000 to 1,000,000 population and (4) 1,000,000 population and over. These averages should more properly be called arithmetic

(Continued on page 276)

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

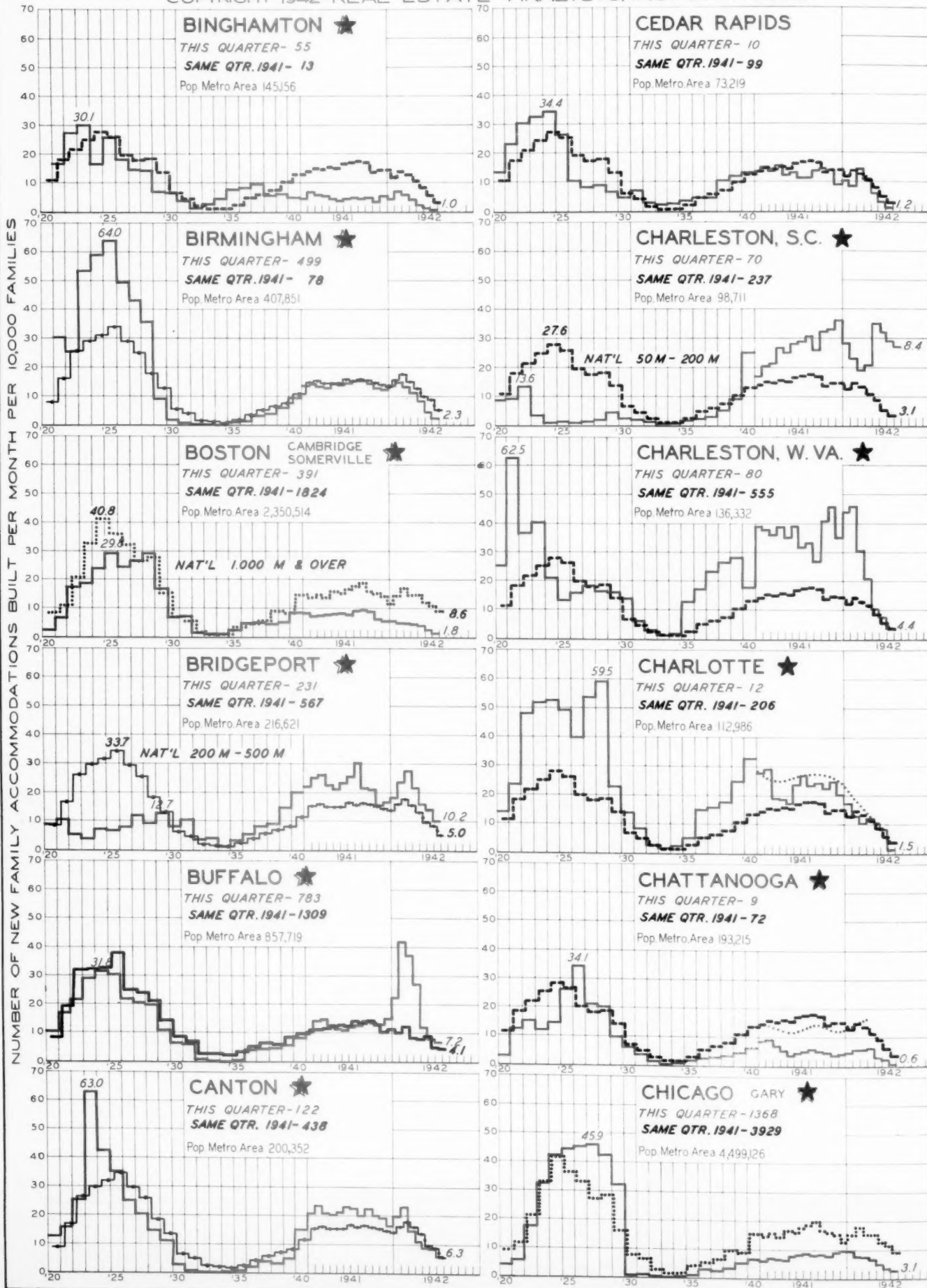
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

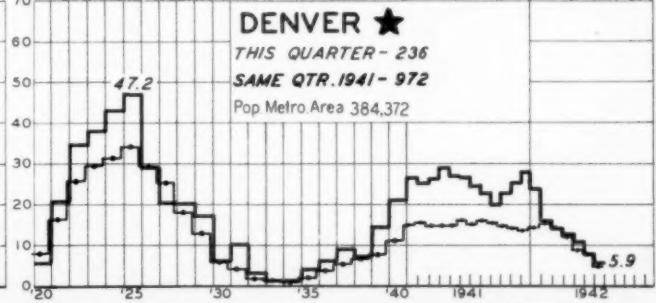
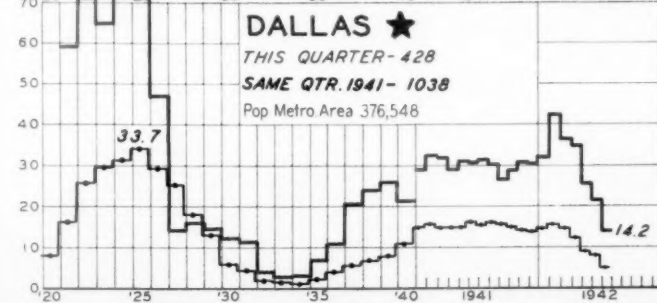
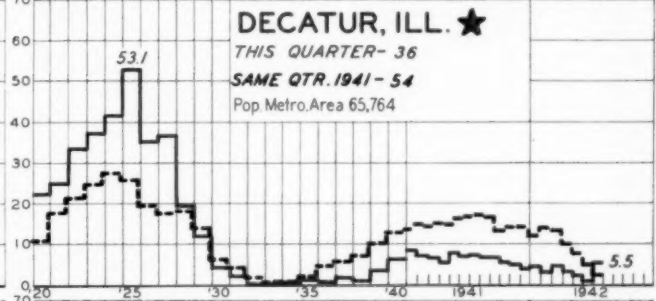
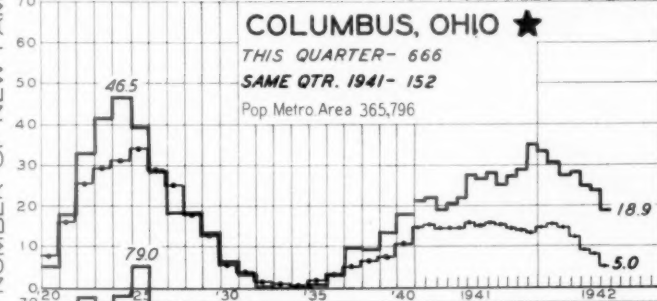
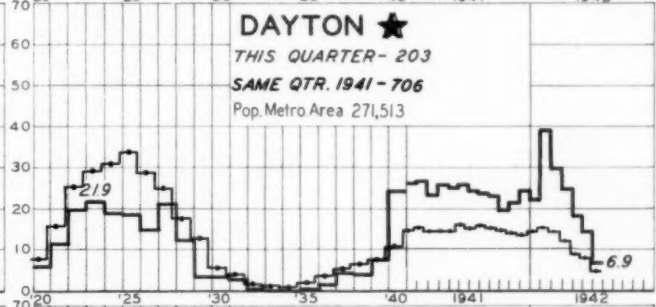
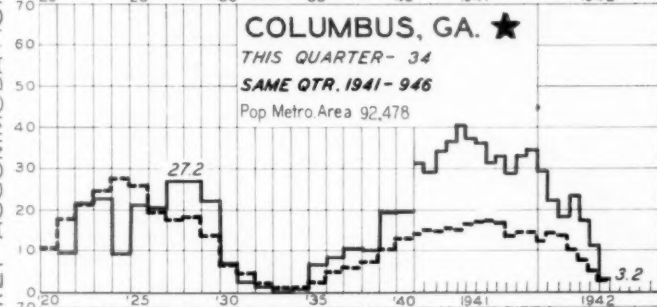
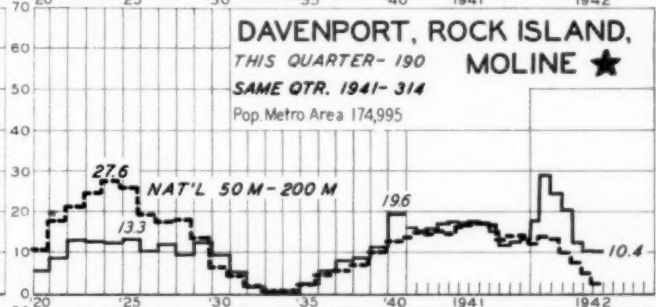
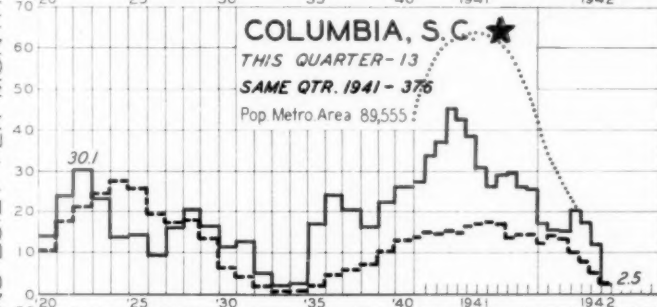
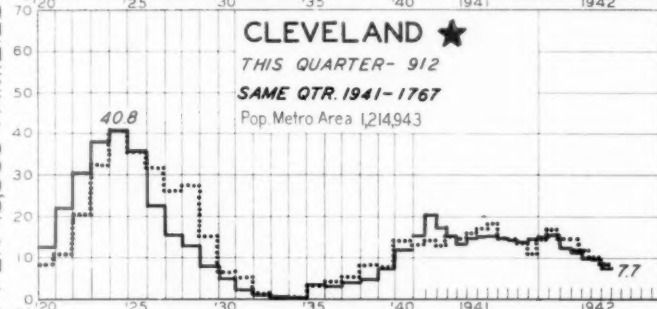
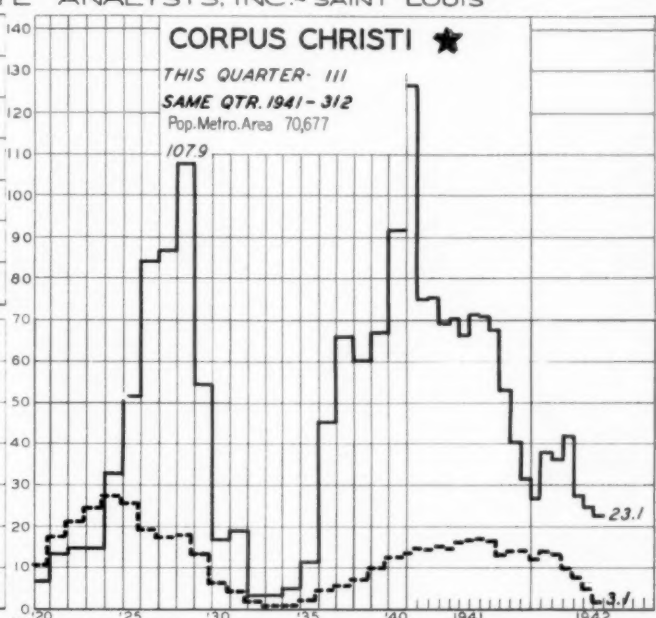
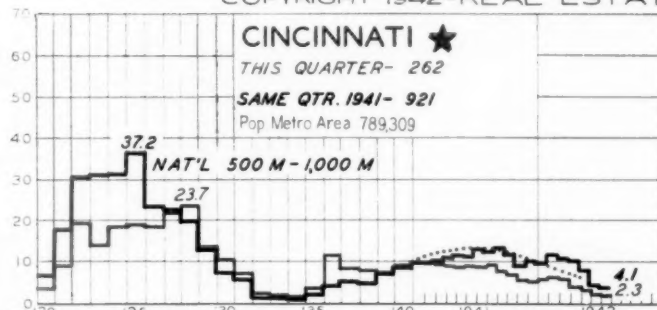
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

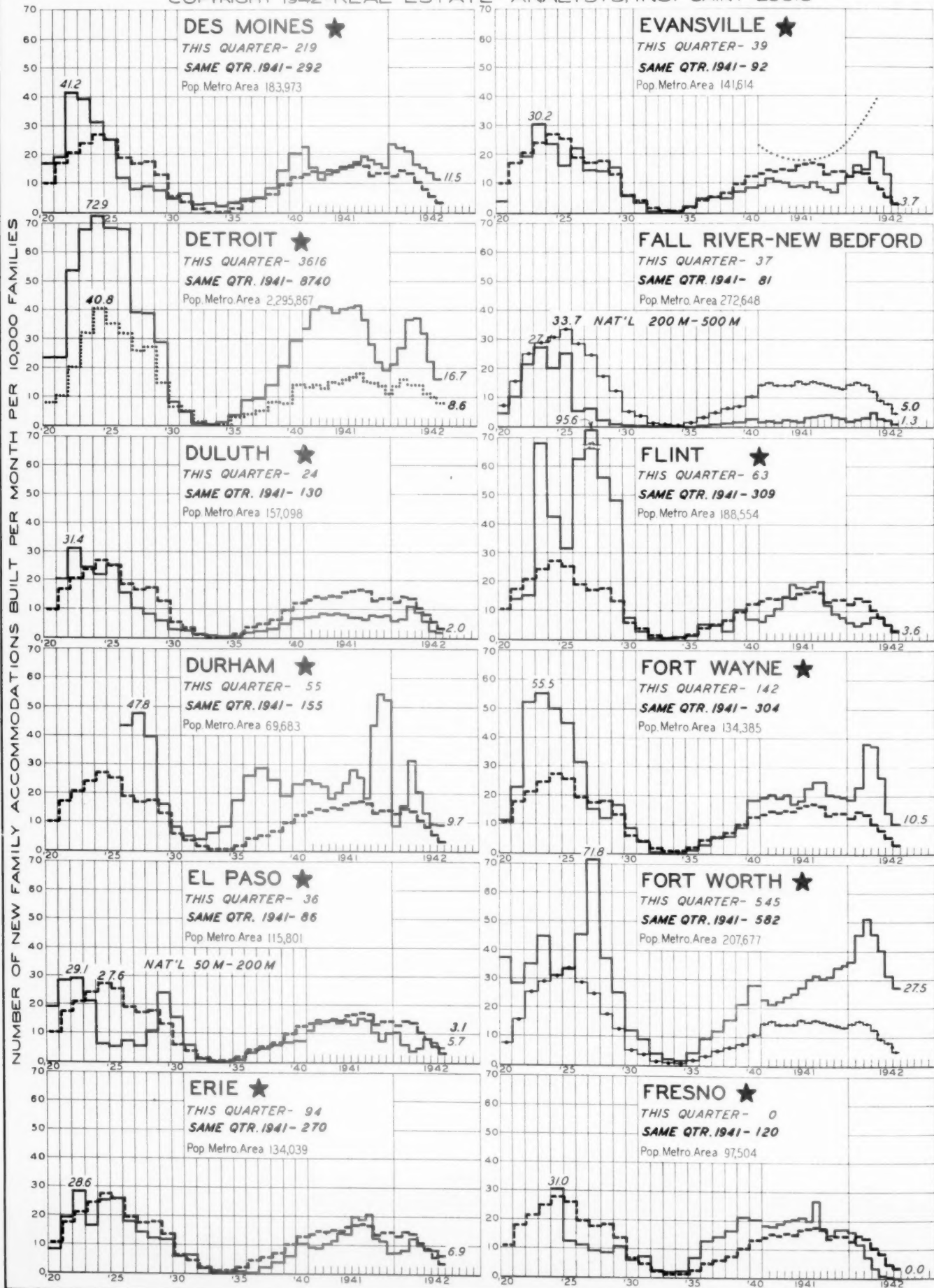
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

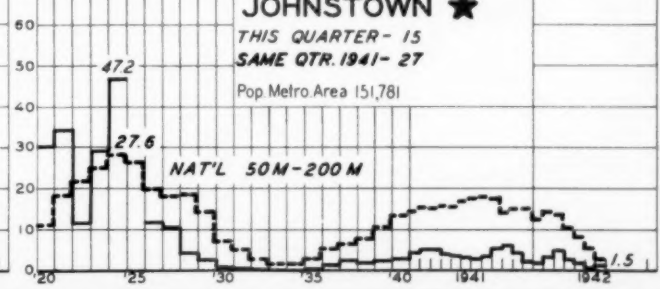
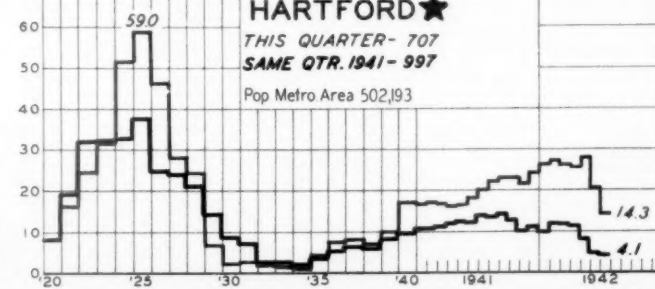
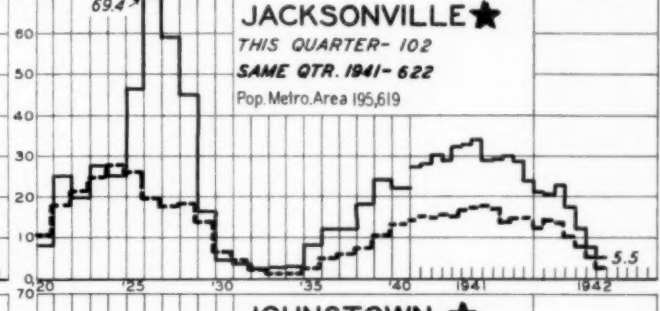
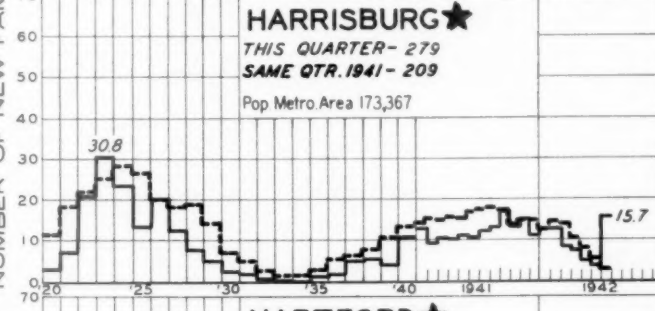
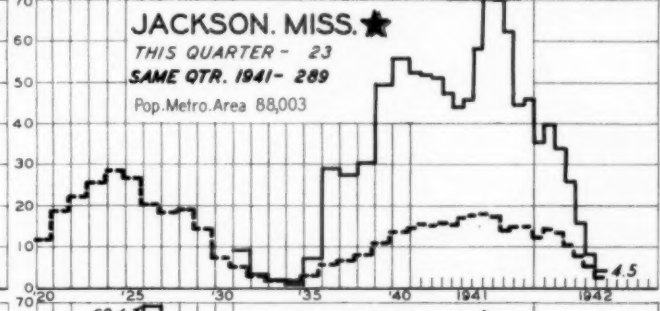
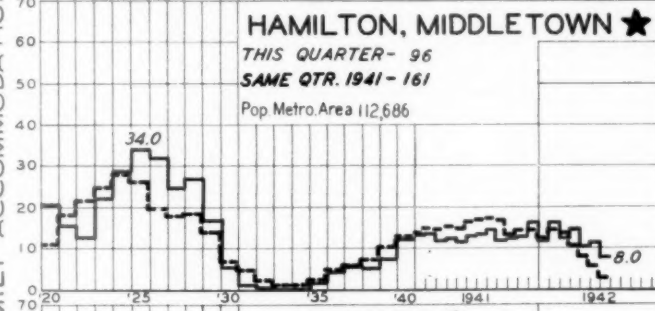
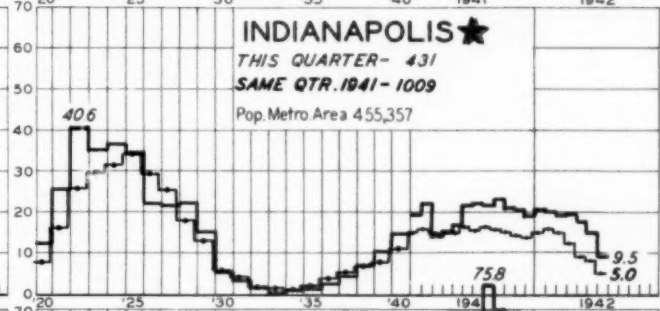
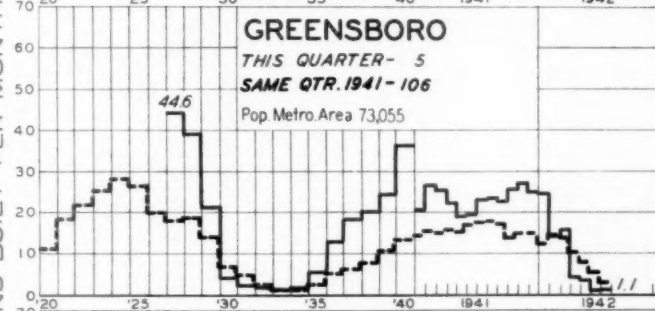
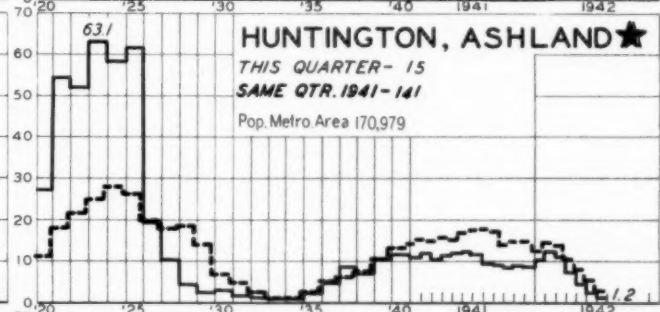
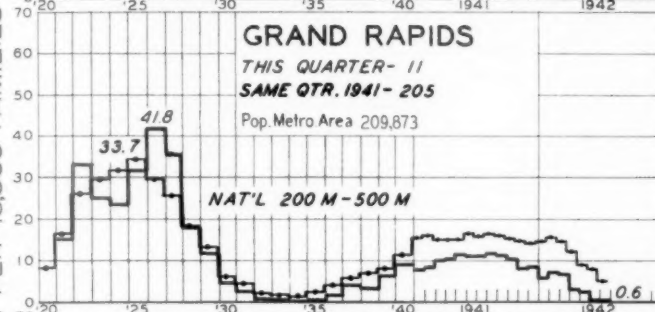
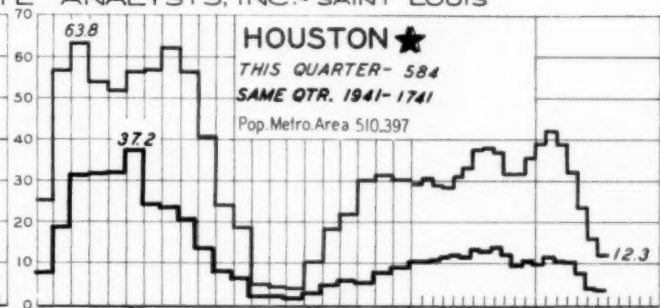
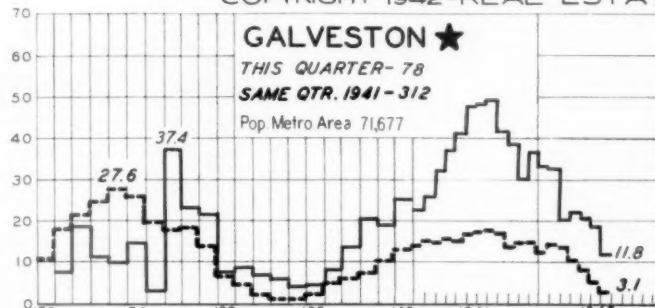
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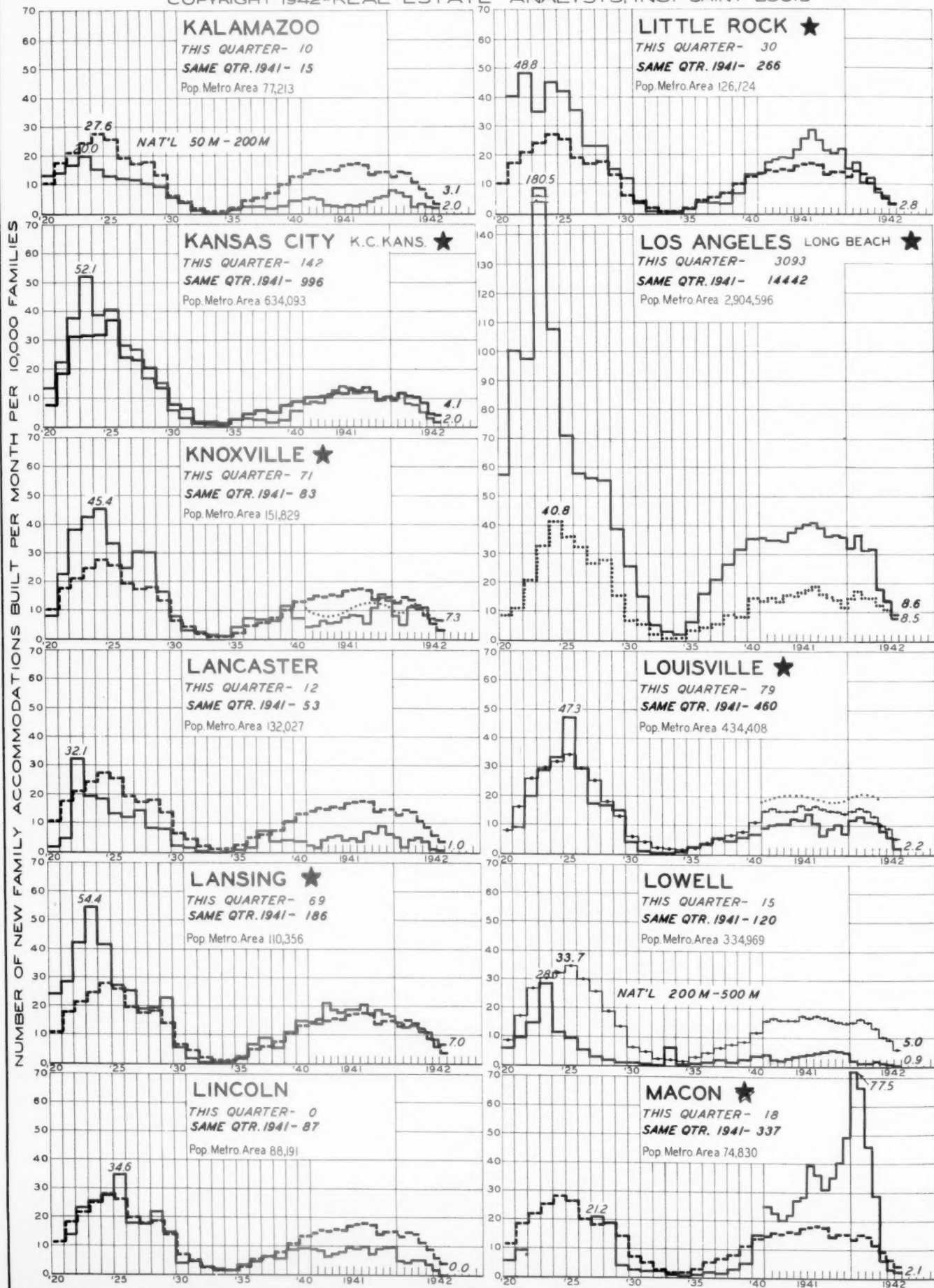
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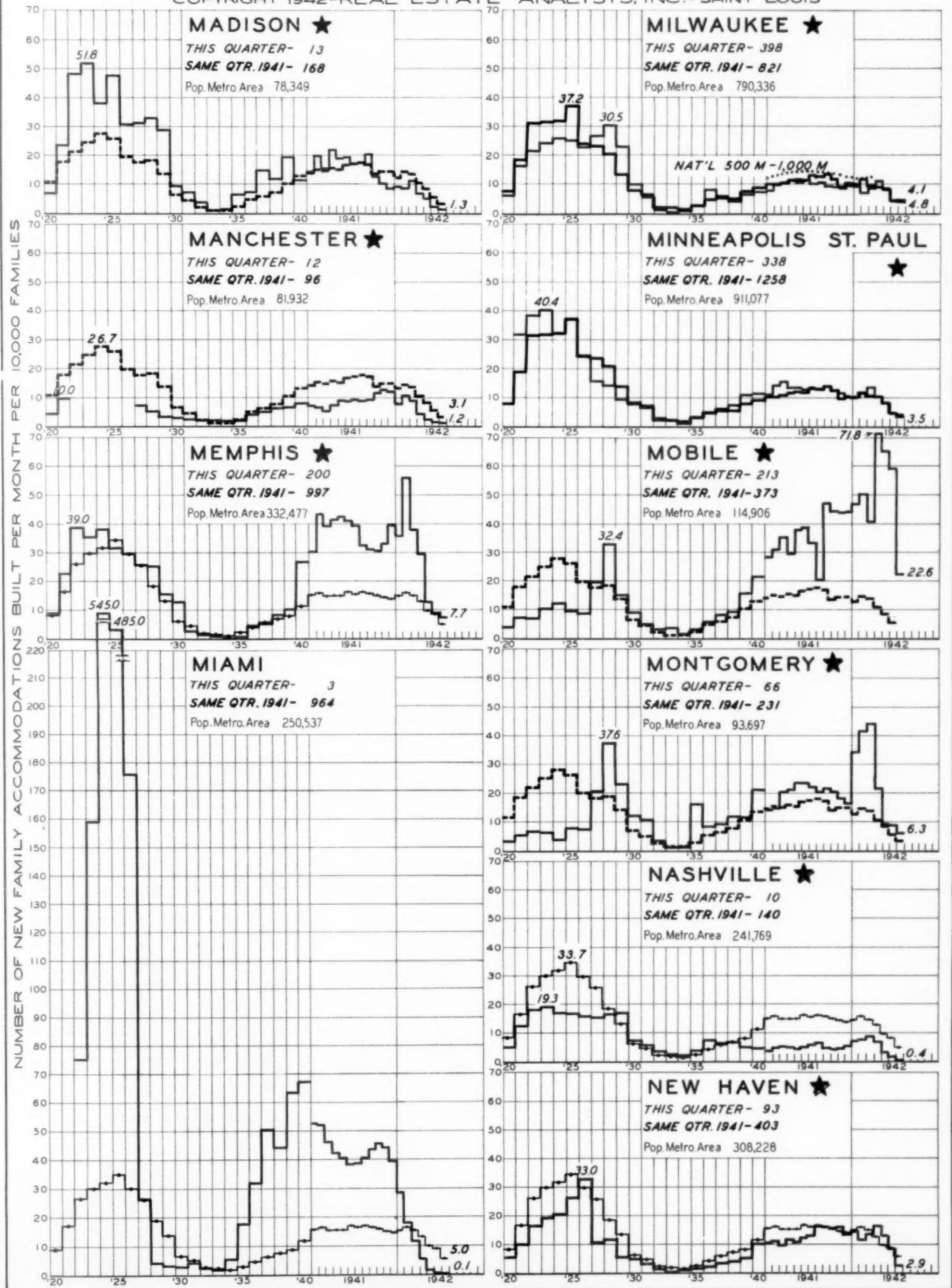
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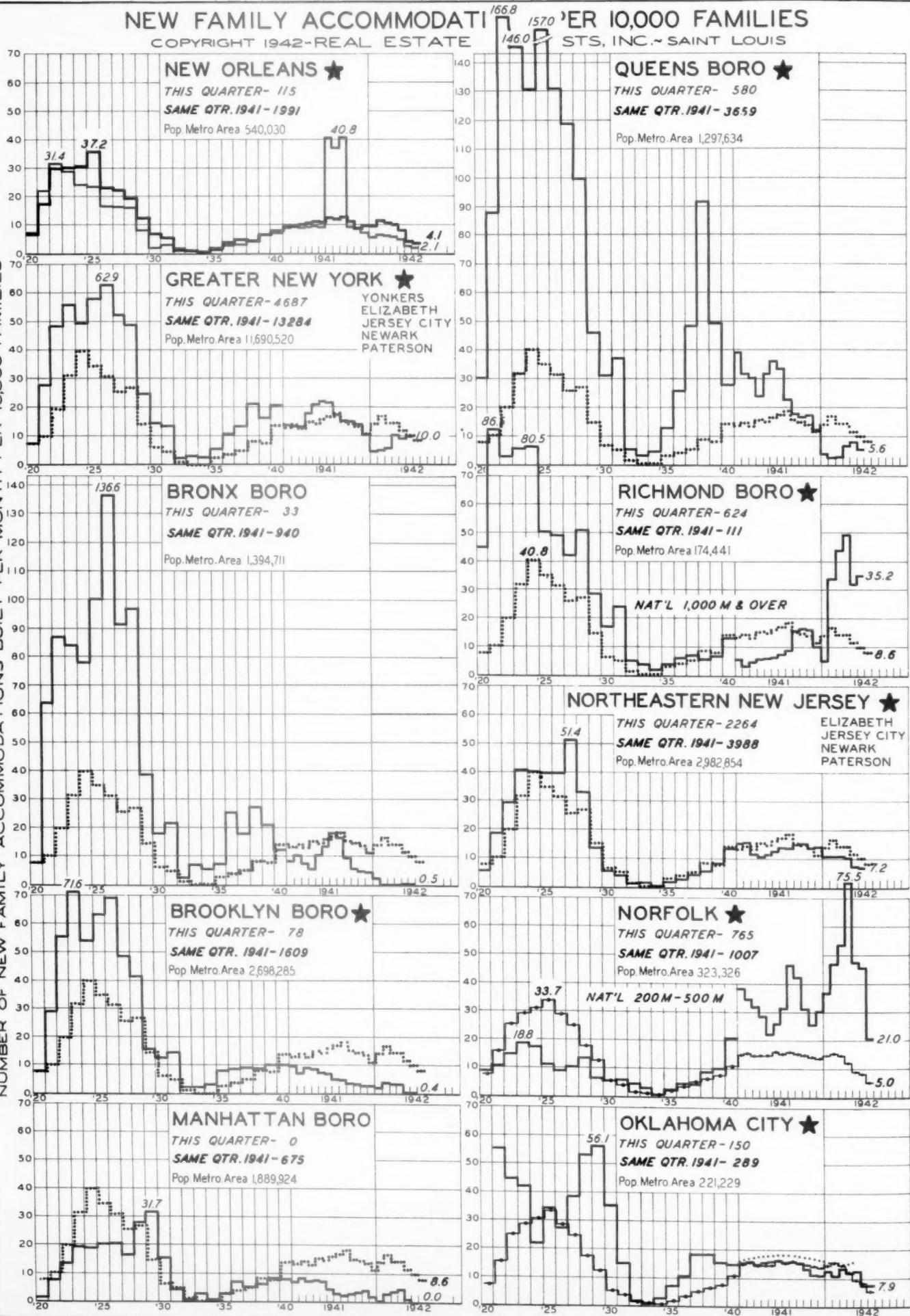


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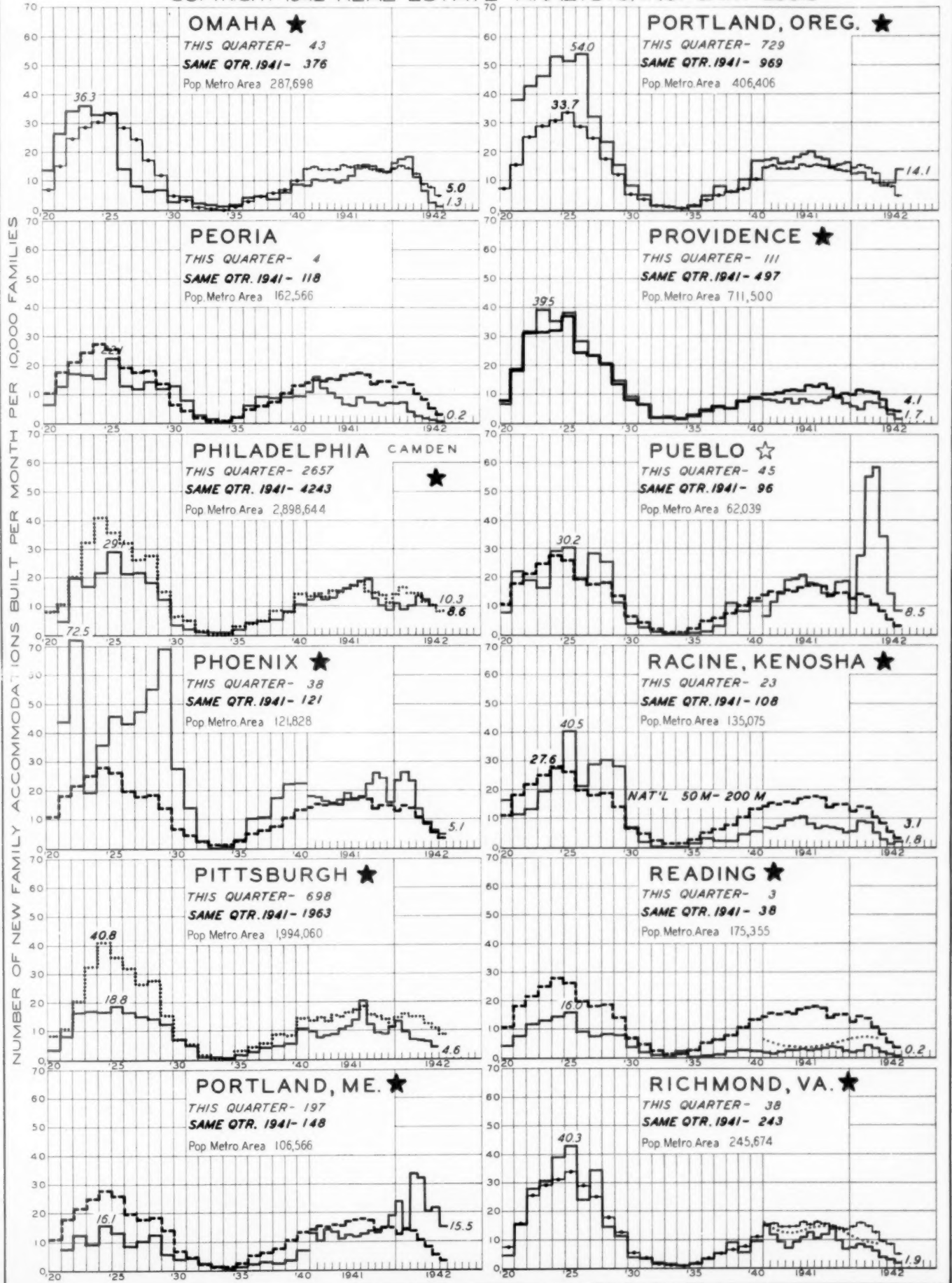
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

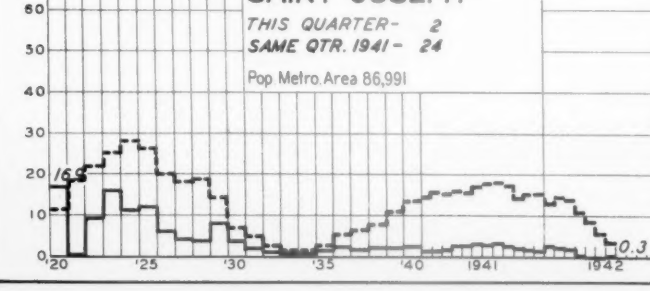
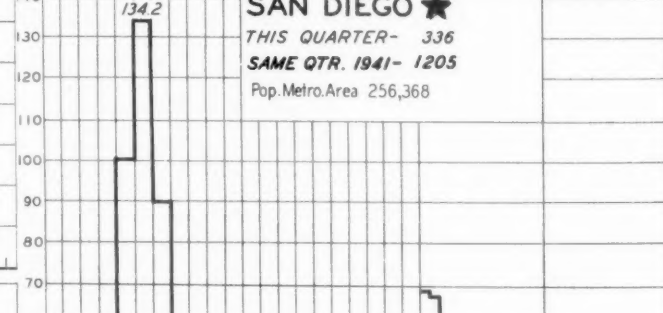
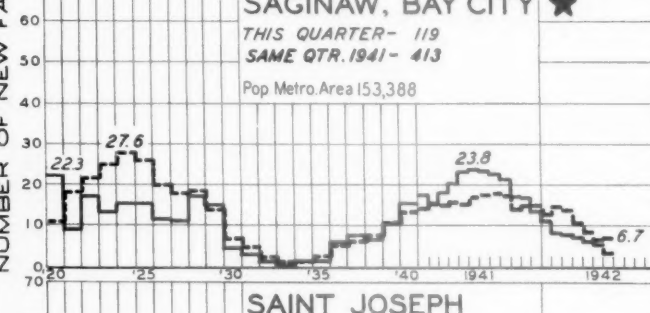
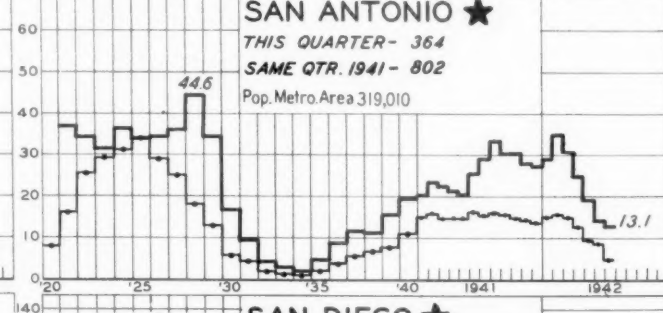
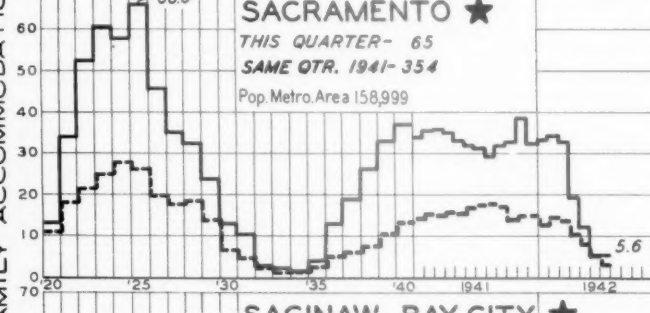
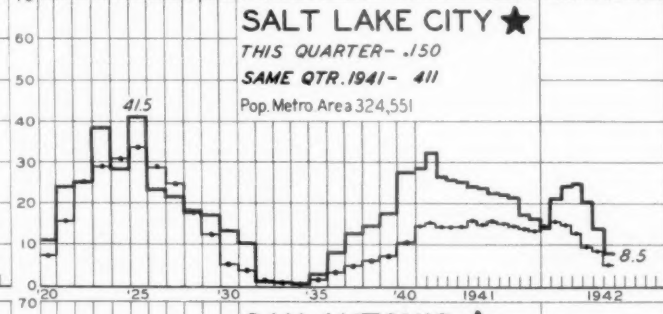
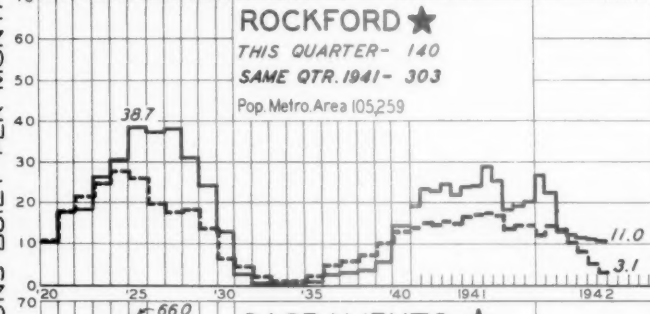
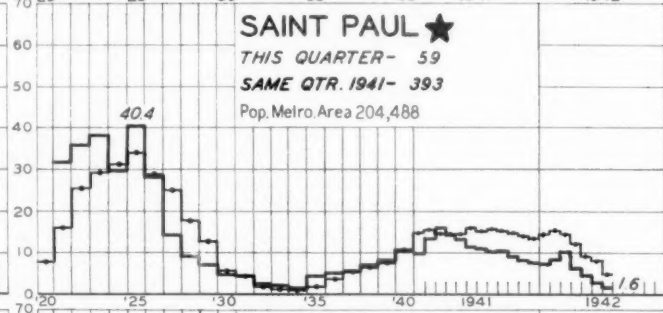
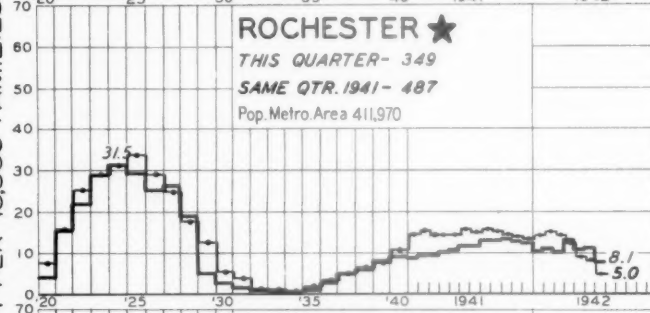
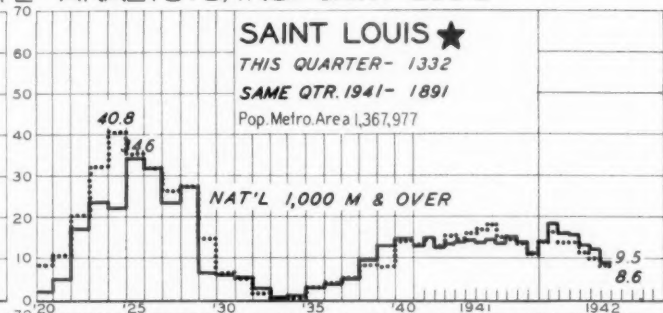
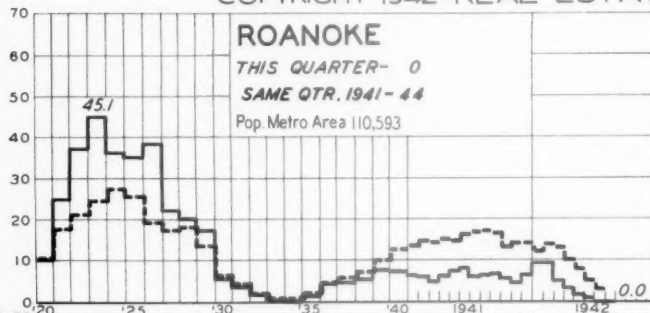
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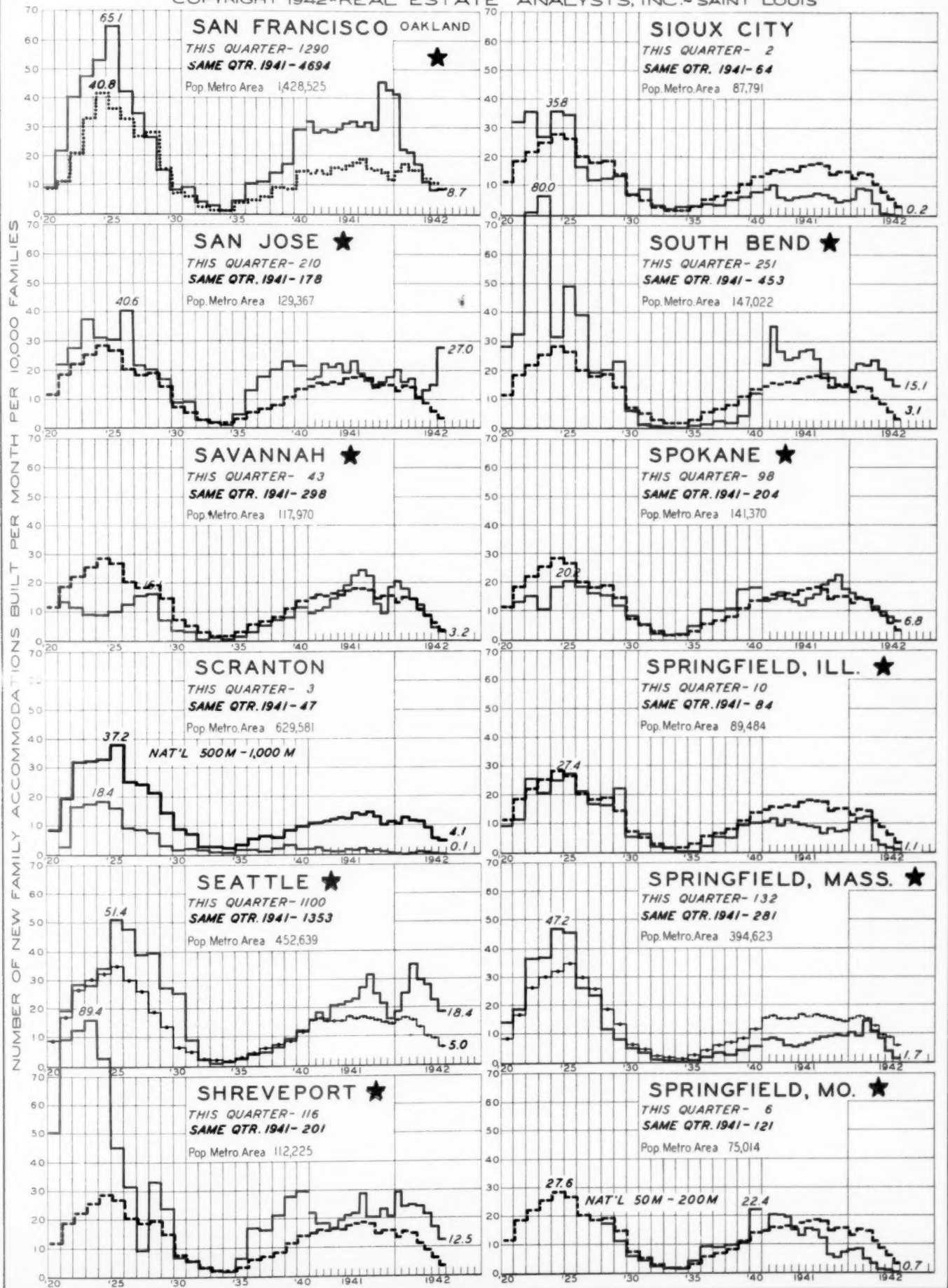
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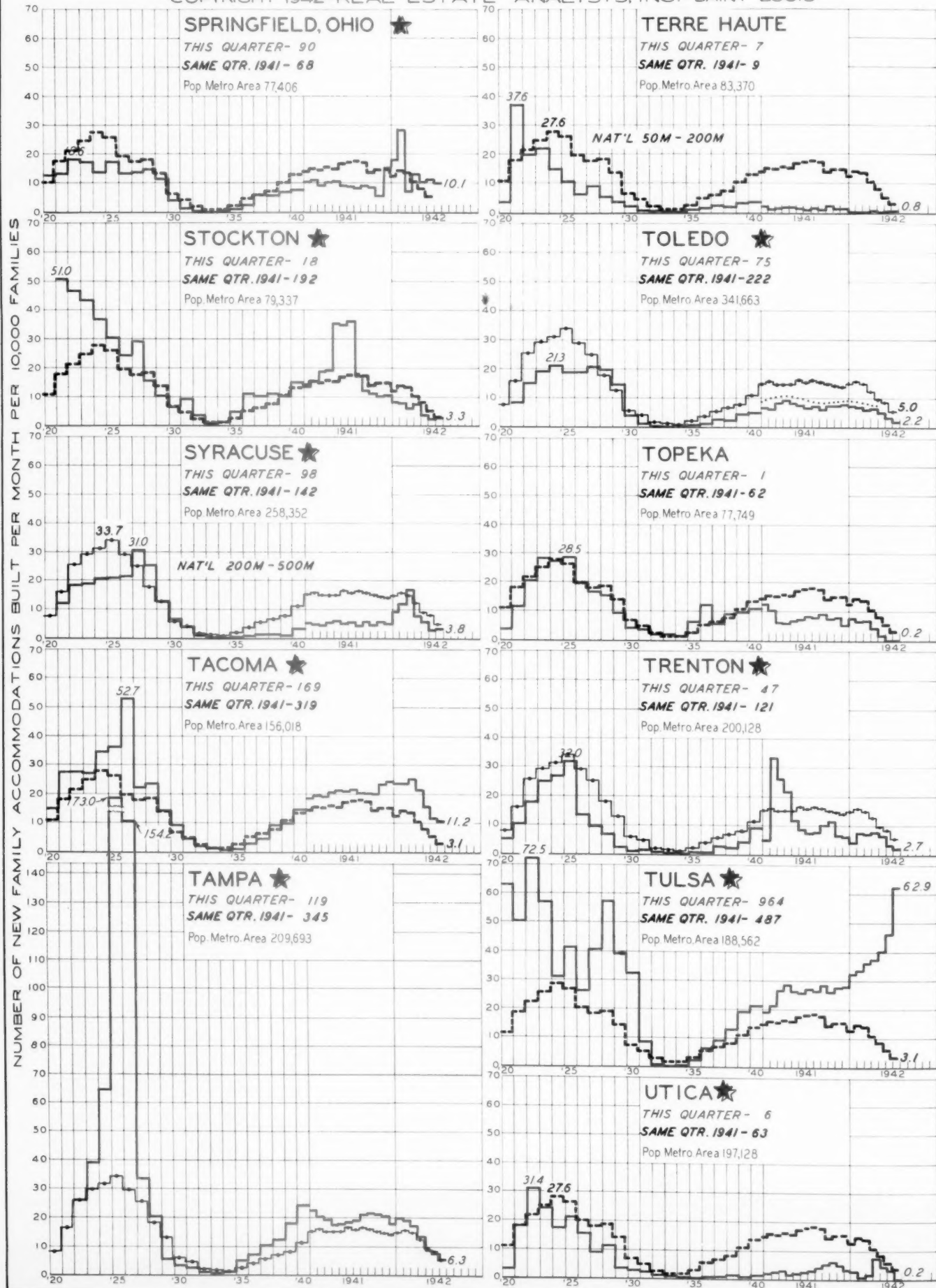
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